

352.05

NEW

v.65:27-41

1980

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

Vol. LXV

Subscription
\$25.00 a year

July 3, 1980

By Mail, 65 cents (Cash only)
Single Copies, 50 cents

No. 27

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., *Chairman*PHILIP P. AGUSTA, R.A., M.U.P., *Vice Chairman*

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

*Commissioners.*ALAN D. GERSHUNY, *Executive Director*RICHARD B. ATWELL, *Deputy Director*FRANCES M. WALDRON, *Secretary*DARRELL L. GAVRIN, J.D., *Counsel*AVRIL H. LATHAM, *Chief Clerk*

CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 24,
1980, Affecting Calendar Numbers—

279-70-A	1170-79-BZ	199-80-BZ
802-48-BZ—Vol. I	1171-79-A	200-80-BZ
1661-61-BZ	1172-79-BZ	201-80-A
960-67-BZ	1191-79-BZ	343-80-BZ
481-74-BZ	1-80-BZ	346-80-BZ
798-76-BZ	11-80-BZ	434-80-BZ
1104-79-BZ	14-80-BZ	988-79-BZ
141-66-BZ	15-80-A	1126-79-BZ
352-74-BZ	40-80-BZ	1228-79-BZ
695-78-BZ	56-80-BZ	25-80-BZ
696-78-A	67-80-BZ	154-80-BZ
911-79-BZ	163-80-BZ	149-80-BZ
342-80-A	164-80-A	

Minutes of Regular Meeting, Tuesday Afternoon, June 24,
1980, Affecting Calendar Numbers—

500-47-SM	1260-79-A	12-80-A
606-59-SA	560-80-A	13-80-A
241-74-SA	533-78-A	38-80-A
1226-79-SA	534-78-A	58-80-A
664-80-BCR	535-78-A	59-80-A
678-80-SA	539-78-A	60-80-A
778-79-A	540-78-A	61-80-A
779-79-A	1108-79-A	174-80-A
1231-79-A	1239-79-A	

Corrections Affecting Calendar Number—

245-80-A

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed up to June 24, 1980

Cal. No. Dept. Premises Affected

740-80-A—B.S.I.—135 Noel Street, north side, 95.42 feet west of Harold Avenue, Block 6363, Lot 40, Annadale, Borough of Staten Island, N.B. #407/80, re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law, re-proposed use of drywells for the disposal of storm water (Local Law #7).

741-80-A—B.S.I.—143 Noel Street, north side, 175.42 feet west of Harold Avenue, Block 6363, Lot 44, Annadale, Borough of Staten Island, N.B. # re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law, re-proposed use of drywells for the disposal of storm water (Local Law #7).

742-80-A—B.S.I.—151 Noel Street, north side, 187.01 feet east of Holdridge Avenue, Block 6363, Lot 48, Annadale, Borough of Staten Island, N.B. #409/80, re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law, re-proposed use of drywells for the disposal of storm water (Local Law #7).

743-80-A—B.A.I.—159 Noel Street, north side, 107.01 feet east of Holdridge Avenue, Block 6363, Lot 52, Annadale, Borough of Staten Island, N.B. #410/80, re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law, re-proposed use of drywells for the disposal of storm water (Local Law #7).

744-80-A—B.S.I.—129 Noel Street, north side, 48.00 feet west of Harold Avenue, Block 6363, Lot 39, Annadale, Borough of Staten Island, N.B. #461/80, re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law, re-proposed use of drywells for the disposal of storm water (Local Law #7).

745-80-BCR—Modification of Reference Standard RS8-1 (Specifications for Motion Picture Safety Film) of the Building Code of the City of New York.

746-80-SM—Fire/Smoke Blok Model # Model Series 5000/5100, manufactured by Prefco Products, Incorporated.

747-80-A—F.D.—re-Packaging of combustible mixture known as "Copier Dispersant", in 2100m.l. capacity 2000m.l. contents irregular prism high density polyethylene with polystyrene cap with safe guard liner (3M). Container not in compliance with the Administrative Code.

748-80-BZ—B.S.I.—105 Mill Road northwest corner of Ebbitts Avenue, Block 3969, Lots 1, 6, 31 and 35, Borough of Staten Island, Community Board #2S.I. Alt. #148/80, re-proposed change of occupancy of store #19 from retail sales (U.G.6 to physical culture establishment (exercise room) within a building located in a C4-1 dist. is contrary to Sec. 32-10ZR.

749-80-A—B.M.—153/169 Seventh Avenue, northeast corner of West 19th Street, Block 796, Lot 1, Borough of Manhattan, Alt. #509/80, re-proposed use of premises for self-service gasoline sales is Cont. to C19-73-Ob-2 of the Administrative Code of the City of New York.

750-80-BCR—Modification of Reference Standard RS 10-3 (Building Code Requirements for reinforced concrete), of the Building Code of the City of New York.

751-80-SM—Gold Bond GB-350 demountable partition system interior movable partition system (non-rated and 1-hour fire rated), manufactured by Gold Bond Building Products, a National Gypsum Division.

752-80-SA—Photoelectric smoke detector model #2769-AC-1, manufactured by BRK Electronics, Division of Pittway Corporation.

753-80-BZ—B.B.—1435 51st Street, north side, 282 feet east of 14th Avenue, Block 5650, Lot 63, Borough of Brooklyn, Community Board #12 BK. N.B. #139/79, re-proposed three family dwelling, three stories high in an R6 zone exceeds the maximum permitted floor area ratio, and open space ratio, Cont. to Section 23-142ZR.

754-80-A—B.B.—1435 51st Street, north side, 282 feet east of 14th Avenue, Block 5650, Lot 63, Borough of Brooklyn, N.B. #139/79, re-proposed primary entrance usable and accessible to individuals in wheelchair lot line windows must be one hour fireproof, and lot line windows for ventilation Cont. to Sections C26-601-1, and C26-503-1, C26-1202-2 of Building Code.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 9, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 9, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

221-60-BZ

APPLICANT—Frederick A. Ketcher for Gladys Fayne, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 27, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the storage of more than five motor vehicles.

PREMISES AFFECTED—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan, Community Board #12M.

1068-64-BZ

APPLICANT—Ruth Pres, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, the maintenance of an automotive sales lot in conjunction with a proposed auto rental establishment.

PREMISES AFFECTED—22-05 Northern Boulevard, northeast corner of 202nd Street, Block 6263, Lot 29, Bay-side, Borough of Queens, Community Board #11Q.

CALENDAR

997-54-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires February 2, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and permitting the parking of motor vehicles awaiting service.

PREMISES AFFECTED—24 Nelson Avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Staten Island. Community Board #3SI.

1267-64-BZ

APPLICANT—Kenneth H. Koons for Edward P. Sinni, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as an eating and drinking establishment that encroaches on the required side yard, has business signs and accessory parking without the required screening.

PREMISES AFFECTED—1769 Gun Hill Road, north side, 227.73 feet west of Bruner Avenue and 2627 Bruner Avenue, Block 4806, Lots 30, 23 and 46, Borough of The Bronx. Community Board #12BX.

187-52-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Emmis Petroleum Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 25, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7A, 7e, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, with parking and storage of motor vehicles on unbuilt upon portion of lot with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—221-10 Hempstead Avenue and 102-23 to 102-37 221st Street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens. Community Board #13Q.

200-24-BZ—Vol. III

APPLICANT—Ludwig P. Bono for Beatrice Glick Haymes, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 29, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the change in use from public garage, previously granted by the Board, to auto repair, minor body and fender work, auto painting.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx. Community Board #7BX.

887-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 219-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lot 21, Bayside, Borough of Queens. Community Board #11Q.

423-54-BZ—Vol. II

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 31, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd Street, northwest corner of Baychester Avenue, Block 4954, Lot 68, Borough of The Bronx. Community Board #12BX.

627-70-BZ—Vol. II

APPLICANT—Dominick Salvati and Son for George Angelastro, owner; Vincent Scalamandre, lessee.

SUBJECT—Application for consideration—to reconsider for possible modification of the resolution of September 12, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-2 district in an existing one story building occupied as a restaurant addition to the uses to include cabaret.

PREMISES AFFECTED—2148 to 2150 Flatbush Avenue, west side, 140 feet south of Quenten Road, Block 7889, Lot 49, Borough of Brooklyn. Community Board #18BK.

ZONING CASES

49-80-BZ

APPLICANT—Nicholas J. Salvadeo for Alphonse Iannacone, owner.

SUBJECT—Application January 22, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with a retail store and a home dwelling, the reconstruction and enlargements in floor area for use as retail stores with accessory parking in the open area that increases the degree of nonconformity.

PREMISES AFFECTED—2451 Victory Boulevard, northeast corner of Bryson Avenue, Block 482, Lot 8, Miers Corners, Borough of Staten Island. Community Board #1S.I.

CALENDAR

121-80-BZ

APPLICANT—Miguel A. Franco for Michael Shih, owner.
SUBJECT—Application February 6, 1980—decision of the Borough Superintendent, under Section 72-01 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two story enlargement to an existing two family dwelling that increases the degree of non-compliance in floor area ratio open space ratio, lot area per room and encroaches into the required side yard.

PREMISES AFFECTED—42-14 156th Street, west side, 105.05 feet south of Sanford Avenue, Block 5385, Lot 35, Flushing, Borough of Queens. Community Board #7Q.

140-80-BZ

APPLICANT—Leonard F. Rothkrug for Salvatore Randazzo and Benetta Randazzo, owner.

SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing one family dwelling into a two family dwelling that creates non-compliance in lot area per room and encroachment of the accessory garage into the front yard.

PREMISES AFFECTED—1057/9 83rd Street, north side, 200 feet west of 11th Avenue, Block 6012, Lot 54, Borough of Brooklyn. Community Board #10BK.

141-80-A

APPLICANT—Leonard F. Rothkrug for Salvatore Randazzo and Benedetta Randazzo, owner.

SUBJECT—Application February 15, 1980—appeal from the Administration Code, re: Occupancy of over sized frame building as a two family dwelling contrary to New York City Building Code.

PREMISES AFFECTED—1057/9 83rd Street, north side, 200 feet west of 11th Avenue, Block 6072, Lot 54, Borough of Brooklyn.

451-80-BZ

APPLICANT—Albert Melniker for Aledis Company, owner.

SUBJECT—Application March 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in a C2-1 district, the erection of a one story enlargement to an existing one story building occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—2252 Forest Avenue, south side, 217.49 feet east of South Avenue, Block 1685, Lot 55, Borough of Staten Island. Community Board #1S.I.

754-79-BZ

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot with three structures, the erection of a two story enlargement to the existing woodworking factory that increases the degree of non-conformity and encroaches on the minimum distance between buildings.

PREMISES AFFECTED—114-11 14th Road, northeast corner of 114th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens. Community Board #7Q.

Laid over from February 13, 1980 for hearing.

755-79-A

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—114-11 14th Road, north side, between 114th Street and 115th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens.

Laid over from February 13, 1979 for hearing.

1235-79-BZ

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, owner.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story enlargement to an existing public sanitation truck terminal that increases the degree of non-conformity.

PREMISES AFFECTED—5608 19th Avenue, west side, 208.20 feet north of 58th Street, Block 5494, Lot 89, Borough of Brooklyn. Community Board #12BK.

Laid over from June 10, 1980, for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 9, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, September 9, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

122-80-A

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects for 423 Broome Corporation, owner.

SUBJECT—Application February 6, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion of non-fireproof, seven story, wet sprinklered building contrary to multiple dwelling law.

PREMISES AFFECTED—423 Broome Street, south side, 50 feet east of Crosby Street, Block 473, Lot 35, Borough of Manhattan.

123-80-A

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Vandergrand Properties, Company, owner.

SUBJECT—Application February 7, 1980—appeal from a decision of the Borough Superintendent, re- replacement of lot line Windows.

PREMISES AFFECTED—876-880-Third Avenue, 163-167 East 53rd Street, northwest corner, Block 1308, Lot 33, Borough of Manhattan.

127-80-A

APPLICANT—Hollowick, Incorporated, owner.

SUBJECT—Application February 8, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Hollowick Lamp Fuel # (5) five gallon 90 Mill Plastic, container not in compliance with regulations of the Administrative Code of New York City.

CALENDAR

128-80-A

APPLICANT—Ronald Ogur for Federal Pacific Electric, Company, owner.

SUBJECT—Application February 11, 1980—appeal from a decision of the Borough Superintendent, re- proposed installation of tank containing inflammable volatile oils less than two feet (2') below cellar floor and within three feet (3') of a foundation wall is contrary to Fire Prevention Code.

PREMISES AFFECTED—43-16 Crescent Street, west side, 66 feet north of 44th Road, Block 435, Lot 21, Long Island City, Borough of Queens.

694-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Mohn Place, southeast corner of Deere Park Place, Block 684, Lot 205, Todt Hill, Borough of Staten Island.

695-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Mohn Place, south side, 221.76 feet west of Beebe Street, Block 684, Lot 217, Todt Hill, Borough of Staten Island.

696-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Mohn Place, south side, 104.92 feet west of Beebe Street, Block 684, Lot 222, Todt Hill, Borough of Staten Island.

697-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—71 Portsmouth Avenue, north side, 75 feet west of Beebe Street, Block 684, Lot 183, Todt Hill, Borough of Staten Island.

698-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—357 Deere Park Place, east side, 227.47 feet north of Portsmouth Avenue, Block 684, Lot 202, Todt Hill, Borough of Staten Island.

699-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—337 Deere Park Place, northeast corner of Portsmouth Avenue, Block 684, Lot 195, Todt Hill, Borough of Staten Island.

700-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Portsmouth Avenue, north side, 179.17 feet west of Beebe Street, Block 684, Lot 188, Todt Hill, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 16, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, September 16, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

612-59-BZ

APPLICANT—Harry Meltzer for Medident Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 24, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign and occupying more than the permitted area.

PREMISES AFFECTED—18-15 Francis Lewis Boulevard and 157-68 to 157-72 18th Avenue, southeast corner and 18-02 to 18-08 160th Street, Block 4748, Lot 35, White-stone, Borough of Queens. Community Board #7Q.

497-65-BZ

APPLICANT—Max Siegel Associates for New York Motel Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 20, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R8 district, in an existing multiple dwelling of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—426-440 West 57th Street, south side, 300 feet east of 10th Avenue, 423-437 West 56th Street, Block 1066, Lot 12, Borough of Manhattan. Community Board #4M.

52-55-BZ

APPLICANT—Harold R. Kalvin for Laurence Sola, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 26, 1980—decision of the Borough Superintendent; previously

CALENDAR

granted on condition under Section 7e of the Zoning Resolution, permitting in the local retail portion of plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gun Hill Road, northwest corner of Bouck Avenue, Block 4733, Lot 72, Borough of The Bronx. Community Board #12BX.

122-75-BZ

APPLICANT—Stanley C. Grant for Mr. Edward Atlas, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the maintenance of a parking lot for ten passenger cars.

PREMISES AFFECTED—2189-2195 Morris Avenue, west side, 123.01 feet south of 182nd Street, Block 3181, Lots 37, (formerly Lots 34 and 37) Borough of The Bronx. Community Board #5BX.

164-37-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Flyman Holding Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the maintenance of a gasoline service station, accessory sales, car washing, lubritorium and office and parking and storage of more than five motor vehicles on balance of plot.

PREMISES AFFECTED—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, Lot Part of Lot 42, Borough of Brooklyn. Community Board #17BK.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

517-68-BZ—Vol. II

APPLICANT—Kenneth H. Koons for James Costanzo, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of term of variance which expired May 27, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the change in occupancy of an existing one story building previously before the Board from store and parking into an open automobile sales lot with accessory office.

PREMISES AFFECTED—1667 East Gun Hill Road and 2725 Gunther Avenue, northwest corner, Block 4802, Lot 21, Borough of The Bronx. Community Board #12BX.

336-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-27 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

337-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

338-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-24 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

339-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-14 to 3-24 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

341-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

CALENDAR

PREMISES AFFECTED—4-14 to 4-20 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

342-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Keel Court, northwest corner of Law Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

343-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

344-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Keel Court, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

346-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-14 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

347-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-30 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

348-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-18 to 122-22 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

349-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-15 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

350-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-21 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

351-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-12 to 123-28 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

352-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

CALENDAR

PREMISES AFFECTED—2-02 to 2-24 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 20, College Point, Borough of Queens.

353-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-15 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

355-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-06 to 120-28 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

356-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-16 to 120-28 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

357-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

358-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

359-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-09 to 120-29 Clove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

360-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-21 to 120-37 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

361-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

362-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

363-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

CALENDAR

PREMISES AFFECTED—122-17 to 122-31 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

364-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-01 to 123-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

365-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-17 to 123-27 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

366-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-31 to 123-41 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ZONING CASES

50-80-BZ

APPLICANT—Samuel J. Kisseloff for Young Hee Lowe, owner.

SUBJECT—Application January 22, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the erection of a penthouse enlargement and the change in use of an existing five story building from doctor's offices and multiple dwelling into professional offices.

PREMISES AFFECTED—49 E. 78th Street, north side, 125 feet east of Madison Avenue, Block 1393, Lot 26, Borough of Manhattan. Community Board #8M.

137-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.

SUBJECT—Application February 16, 1980—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit in an R3-1 district, the subdivision of a zoning lot with an existing dwelling that

creates noncompliance in lot area and encroachment into the required side yard.

PREMISES AFFECTED—81 Piedmont Avenue, northeast corner of Vista Place, Block 3042, Lot 9, Grasmere, Borough of Staten Island. Community Board #1S.I.

138-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.

SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit, in an R3-1 district, on a plot with less than the required lot area the erection of a two family dwelling that will exceed the permitted floor area ratio and have less than the required open space ratio and lot area per room.

PREMISES AFFECTED—85 Piedmont Avenue, east side, 40.32 feet south of Vista Place, Block 3042, Lot 7, Grasmere, Borough of Staten Island. Community Board #1S.I.

491-80-BZ

APPLICANT—Alfonso Duarte for 12 Lofts Realty, Incorporated, owner.

SUBJECT—Application April 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from lofts, offices and showroom into a multiple dwelling.

PREMISES AFFECTED—38 West 26th Street, south side, 175 feet east of Avenue of Americas, Block 827, Lot 68, Borough of Manhattan. Community Board #5M.

580-80-BZ

APPLICANT—Sheldon Lobel for R.S.P. Realty Associates, owner.

SUBJECT—Application April 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of penthouse enlargement to an existing six story mixed building, that increases the degree of non-conformity and non-compliance in floor area ratio, open space ratio, lot area per room, sky exposure plane encroachment, and creates non-compliance within the rear yard and on the minimum distance between window and lines.

PREMISES AFFECTED—234-246 East 50th Street, southwest corner of 2nd Avenue, Block 1323, Lots 24, 30 and 32, Borough of Manhattan. Community Board #6M.

641-80-A

APPLICANT—Sheldon Lobel for R.S.P. Realty Associates, owner.

SUBJECT—Application May 16, 1980—appeal from a decision of the Borough Superintendent, re-proposed seven story non-fire proof building to be used as residence.

PREMISES AFFECTED—234-246 East 50th Street, south side, 100 feet west of 2nd Avenue, Block 1323, Lots 24, 30 and 32, Borough of Manhattan.

1191-79-BZ

APPLICANT—Samuel Kisseloff for Prince Tower Tenants Corporation, owner.

SUBJECT—Application November 20, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-21 of the Zoning Resolution, to permit in an M1-5B district in an existing nine story building that exceeds the permitted lot coverage, the erection of roof enlargements and the con-

CALENDAR

version of all floors above the first floor retail store into joint living/working quarters for artists.

PREMISES AFFECTED—565 Broadway, northwest corner of Prince Street, Block 498, Lot 5, Borough of Manhattan. Community Board #2M.

Laid over from June 24, 1980, for hearing.

152-80-BZ

APPLICANT—George Perotto, for Florida Properties, owner, Chris Low Food Service Incorporated, lessee.

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 73-243 of the Zon-Resolution, to permit in a C1-2 and R3-2 district, in conjunction with the reconstruction of an existing diner, the addition to the uses to include drive-in facilities.

PREMISES AFFECTED—220-02 Jamaica Avenue, south side, 256.23 feet east of Springfield Avenue, Block 10789, Lot 264, Queens Village, Borough of Queens. Community Board #13Q.

Laid over from July 1, 1980, for decision; hearing closed.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 16, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 16, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

751-80-SM

APPLICANT—Gold Bond Building Products, A National Gypsum Division—non-rated and one hour fire rated demountable partition assembly.

755-80-SM

APPLICANT—Dayton Barsplice, Incorporated—couplers for splicing rebars.

801-80-SA

APPLICANT—Securiton Magnolock Corporation—electromagnetic door locks.

802-80-SA

APPLICANT—American Standard, Incorporated—whirlpool bathtubs.

129-80-A

APPLICANT—Alphonse J. Calvanico, for Abraham Gartenbaum, owner.

SUBJECT—Application February 13, filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Tyndale Street, south side, 100.02 feet west of Barclay Avenue, Block 6403, Lot 45, Annadale, Borough of Staten Island.

132-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Woodrow Road, west side, 2171.99 feet north of Sherril Avenue, Block 5720, Lot 42, Woodrow, Borough of Staten Island.

157-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Mercedes-Benz Anti-freeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

158-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Autobahn Antifreeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

167-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Lincoln Street, north side, 60.21 feet east of LaGuardia Avenue, Block 696, Lot 332, Todt Hill, Borough of Staten Island.

168-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—94 Lincoln Street, south side, 120 feet east of LaGuardia Avenue, Block 696, Lot 271, Todt Hill, Borough of Staten Island.

169-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Croak Avenue, north side, 60 feet east of LaGuardia Avenue, Block 696, Lot 258, Todt Hill, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JUNE 24, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 10, 1980, were approved as printed in the Bulletin of June 19, 1980, Volume 65, Number 25.

279-70-A

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- aluminum windows, Administrative Code; previously granted on condition.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas and 29 to 37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1970 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 30, 1970, by adding thereto:

"To permit the westerly wall of the proposed enlargement enclosure on the roof to contain two lot line windows, substantially as shown on revised drawings of proposed conditions marked 'Received April 18, 1980'—two sheets; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 1092-78)

802-48-BZ—Vol. I

APPLICANT—Ronald Ogur for Rod Management Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 6, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence and business use portion of lot on an existing gasoline service station to motor vehicle repair shop.

PREMISES AFFECTED—1346 Beach Channel Drive and 2118 Dix Avenue, northeast corner, Block 15527, Lot 1, Far Rockaway, Borough of Queens. Community Board #14Q.

APPEARANCES—

For Applicant: Ronald Ogur.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, Community Board #14Q recommended approval received on May 20, 1980; and

WHEREAS, this application was granted by the Board on April 26, 1949 on certain conditions; and

WHEREAS, a public hearing was held on this application on June 24, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 26, 1949, as amended through May 6, 1975, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; on condition that the signs shall comply with the C-1 District regulations, and in particular to Section 32-642 of the Zoning Resolution and that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 3099-47)

1661-61-BZ

APPLICANT—Ronald Ogur for Gerrell Service Stations Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired September 17, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sale, storage room and the parking and storage of motor vehicles in the open area with a ground sign.

PREMISES AFFECTED—35-34 to 35-42 (35-38 official) Junction Boulevard, west side, 200.08 feet north of 37th Avenue, Block 1469, Lot 21, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Ronald Ogur.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, Community Board #3Q conditional approval received on June 9, 1980; and

WHEREAS, this application was granted by the Board on September 17, 1963 on certain conditions; and

WHEREAS, a public hearing was held on this application on June 24, 1980 after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on September 17, 1963 as amended through October 6, 1964 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the station be maintained in a clean and orderly fashion at all times, that there be no blockage of sidewalk or parking at curb by this operation and that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein

MINUTES

amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 4399-61)

960-67-BZ

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 and R10 district, the erection of an apartment hotel and a transient hotel on the same zoning lot, that encroaches on the required rear yard equivalent, encroaches on the required rear yard above 125 feet and penetrates the sky exposure plane.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas, 29-37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, Community Board #5M recommended approval received on June 17, 1980; and

WHEREAS, this application was granted by the Board on November 13, 1968 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 13, 1968 as amended through February 19, 1980 by adding thereto:

"To permit a part of the open portion of the recreation and pool area of the apartment on the roof level to be enclosed, substantially as shown on revised drawings of proposed conditions marked 'Received April 18, 1980'—two sheets; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 1092-78)

481-74-BZ

APPLICANT—M. Martin Elkind for Ralph S. Dayan, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 11, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-2 district, in an existing two story commercial building, the change in occupancy of the second floor offices to a dance studio.

PREMISES AFFECTED—99-18 to 99-20 Metropolitan Avenue, southwest corner of 70th Road, Block 3894, Lots 39 and 40, Forest Hills, Borough of Queens. Community Board #6Q.

APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, Community Board #6Q recommended approval, received on April 29, 1980; and

WHEREAS, this application was granted by the Board on February 11, 1974 on certain conditions; and

WHEREAS, a public hearing was held on this application on June 24, 1980 after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on February 11, 1975 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit; on condition that the signs shall comply with the C-1 district regulations and in particular to section 32-642 of the Zoning Resolution; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 797-74)

798-76-BZ

APPLICANT—M. Martin Elkind for Harold Zweighaft, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired June 7, 1978—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R10 district in an existing four story multiple dwelling, the conversion of the first floor from apartment into veterinarian's establishment.

PREMISES AFFECTED—8 West 86th Street, south side, 150 feet west of Central Park West, Block 1199, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Rules of Procedure waived, application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1977 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on June 7, 1977 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 709-76)

1104-79-BZ

APPLICANT—Leonard F. Rothkrug for Thirty Six Realty Company, owner.

MINUTES

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district in an existing twelve story building, the conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—348 West 36th Street, south side, 250 feet east of Ninth Avenue, Block 759, Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 4, 1980; on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 4, 1980 by adding thereto:

"To omit the requirement that the existing sprinkler system be permanently retained and properly maintained on floors 2 thru 12; *on condition* that a rate of rise be installed at the elevator in the public halls from the 2nd thru 12th floors; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 863-79)

141-66-BZ

APPLICANT—M. Martin Elkind for Frank Alfano, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired May 24, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, on an existing parking lot, the erection of a one story building for use as a garage with sale of used cars and parking in the open area.

PREMISES AFFECTED—338 East 9th Street, south side, 225 feet west of First Avenue, Block 450, Lot 23, Borough of Manhattan. Community Board #3M.

APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Laid over to July 1, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

352-74-BZ

APPLICANT—Barbara C. Alleyne, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 8, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of a three story enlargement to a dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—372 Adelphi Street, west side, 96 feet north of Greene Avenue, Block 2120, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Barbara C. Alleyne.

ACTION OF BOARD—Laid over to July 1, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff and Doris Diether, C.B. #2M.

For Opposition: None.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for continued hearing at the request of the applicant.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for continued hearing at the request of the applicant.

911-79-BZ

APPLICANT—Joseph Pell Lombardi for Jones Street Owners Corporation, owner.

SUBJECT—Application August 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 and C1-5 district, the erection of two additional stories on an existing seven story building that creates non-compliance in floor area ratio, open space ratio, rear yard encroachment and the minimum distance between windows and lot lines.

PREMISES AFFECTED—9 Jones Street, north side, 94.3 feet west of West 4th Street, Block 590, Lot 77, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Doris Diether, C.B. #2M.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

342-80-A

APPLICANT—Joseph Pell Lombardi for Jones Street Owners Corporation, owner.

SUBJECT—Application March 12, 1980—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—9 Jones Street, west side, 94.1 feet south of West 4th Street, Block 590, Lot 77, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

MINUTES

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to July 15, 1980, at 10
A.M., for decision; hearing closed.

1170-79-BZ

APPLICANT—Sheldon Lobel for Lex-Parc Properties Incorporated, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, the erection of seven additional stories on an existing four story manufacturing building that penetrate the sky exposure plane and the use of all floors above the first floor as a multiple dwelling.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheldon Lobel.
For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1980, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

1171-79-A

APPLICANT—Sheldon Lobel for Lex-Parc Properties, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan.

ACTION OF BOARD—Laid over to July 1, 1980, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

1172-79-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for Fercon Enterprise, Incorporated, Fercon Auto Wreckers, Incorporated, Lessee.

SUBJECT—Application November 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the continuation of an existing automobile wreckage yard beyond the time limitation for a non-conforming use.

PREMISES AFFECTED—1777 East Gun Hill Road, northeast corner of Bushnell Avenue, Block 4806, Lots 38 and 42, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Sid Davidoff and Richard Ferri.
For Opposition: Angelo E. Camponaro.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing.

1191-79-BZ

APPLICANT—Samuel Kisseloff for Prince Tower Tenants Corporation, owner.

SUBJECT—Application November 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing nine story building that exceeds the permitted lot coverage, the erection of roof enlargements and the conversion of all floors above the first floor retail store into joint living/working quarters for artists.

PREMISES AFFECTED—565 Broadway, northwest corner of Prince Street, Block 498, Lot 5, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff and Doris Diether.
For Opposition: None.

ACTION OF BOARD—Laid over to September 16, 1980, at 10 A.M., for hearing, at the request of the applicant.

1-80-BZ

APPLICANT—McGee and Morsellino for Cos Realty Corporation, owner.

SUBJECT—Application January 2, 1980—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in an R4 district the erection of a one story enlargement to an existing automobile service station with accessory uses.

PREMISES AFFECTED—78-29 Grand Avenue, northwest corner of 79th Street, Block 2492, Lots 72 and 73, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.
For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1980, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

11-80-BZ

APPLICANT—Regi Goldberg, Architect for 28th Street Associates, owner.

SUBJECT—Application January 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing seven story building, the conversion of all floors above the first floor from manufacturing lofts into a multiple dwelling.

PREMISES AFFECTED—146 West 28th Street, south side, 201.5 feet east of Seventh Avenue, Block 803, Lot 65, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Regi Goldberg.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for decision; hearing closed.

14-80-BZ

APPLICANT—Dominick Salvati and Son for Dan Sullivan, owner.

SUBJECT—Application January 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 (BR) district, the maintenance of a one story enlargement to an existing one family dwelling that creates non-compliance within the rear yard.

PREMISES AFFECTED—557 68th Street, north side, 226.98 feet west of 6th Avenue, Block 5856, Lot 136, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Ronald U. Noll and Harriet R. Jacobs.
For Opposition: Samuel Stone.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for decision; hearing closed.

15-80-A

APPLICANT—Dominick Salvati and Son for Daniel J. Sullivan, owner.

SUBJECT—Application January 4, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—557 68th Street, north side, 226.98 feet west of 6th Avenue, Block 5856, Lot 136, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for decision; hearing closed.

40-80-BZ

APPLICANT—Samuel H. Lindenbaum Colin for the 35-37 West 23rd Street, Partnership, owner option.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit, in a M1-8 district, in an existing five story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—35-37 West 23rd Street, north side, 38.92 feet west of Fifth Avenue, Block 825, Lot 23, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Frances R. Angelino, Samuel H. Lindenbaum, Vincent Troechrai and John Cehal, Jr.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for decision; hearing closed.

56-80-BZ

APPLICANT—Sheldon Lobel for Hal Thurman and Patrick Consalvas, owner.

SUBJECT—Application January 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C6-1 and C6-4 district, the erection of a nine story and mezzanine multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and lot area per room, encroaches into the required rear yard penetrates the sky exposure plane.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of 3rd Avenue, Block 902, Lot 51, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Sheldon Lobel and Vincent Grasso.

For Opposition: Louis Saperesky.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing.

67-80-BZ

APPLICANT—Gloria Pavone and John Pavone, owner.

SUBJECT—Application January 29, 1980—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution to permit in a C1-2 district, the conversion of an existing one story supermarket into a funeral establishment with accessory parking in the open area.

PREMISES AFFECTED—3024 Quentin Road, south side, 200 feet east of Marine Parkway, Block 7713, Lots 27 and 33, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Michael Pavone, Gloria Pavone and Linda Bittar.

For Opposition: Anne Prager and Jeffrey Cohen.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for decision; hearing closed.

163-80-BZ

APPLICANT—Leonard F. Rothkrug for Sandlewood Investors Corporation, owner.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (R7-2) district, the enlargement in floor area of an existing police precinct structures and the conversion into a five story and penthouse multiple dwelling that increases the degree of non-compliance in floor area ratio and rear yard encroachment and creates non-compliance in lot area per room the distance between window and lot lines and between unconnected residential structures.

PREMISES AFFECTED—196 Avenue of the Americas, east side, 103.2 feet south of Prince Street, Block 504, Lot 14, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Doris Diether, C.B. #2M.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Hearing reopened and application laid over to July 8, 1980, at 10 A.M., for deferred decision; hearing closed.

164-80-A

APPLICANT—Leonard F. Rothkrug for Sandlewood Investors Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—196 Avenue of the Americas, east side, 103.2 feet south of Prince Street, Block 504, Lot 14, Borough of Manhattan.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

MINUTES

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Hearing reopened and application laid over to July 8, 1980, at 10 A.M., for deferred decision; hearing closed.

199-80-BZ

APPLICANT—E. Lauria for John Turvey, owner.
SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, the elimination of the accessory garage to an existing one family dwelling and to provide accessory parking within the front yard.
PREMISES AFFECTED—26 Shore Acres Road, south side, 244.59 feet east of Bay Street, Block 3066, Lot 167, Shore Acres, Borough of Staten Island. Community Board #1S.I.
APPEARANCES—
For Applicant: Ed Lauria.
For Opposition: None.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for decision; additional information; hearing closed.

200-80-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Goldwep Realty Corporation, owner, Halesia Associates, Contract Vendee.
SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story and penthouse building, the conversion of all floors above the third floor from manufacturing occupancy into a multiple dwelling.
PREMISES AFFECTED—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Community Board #4M.
APPEARANCES—
For Applicant: John E. Zuccotti, Richard Berry, Arthur C. Cohen, Ray Leonard, Peter Farraro, Bruce Grenat and Carolynn Meinhardt.
For Opposition: Morton A. Luchs, Kenneth B. Wallach, N.Y.C., O.E.D., M. Paul Singh and John G. Cassidy, N.Y.C., O.E.D.
ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing.

201-80-A

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert, for Goldwep Realty Corporation, owner, Halesia Associates, Contract Vendee.
SUBJECT—Application March 4, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.
PREMISES AFFECTED—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan.
APPEARANCES—
For Applicant: John E. Zuccotti, Richard Berry, Arthur C. Cohen, Ray Leonard, Peter Farraro, Bruce Grenat and Carolynn Meinhardt.
For Opposition: Morton A. Luchs, Kenneth B. Wallach, N.Y.C., O.E.D., M. Paul Singh and John G. Cassidy, N.Y.C., O.E.D.

ACTION OF BOARD—Appeal *withdrawn* at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

343-80-BZ

APPLICANT—Diffendale and Kubec for Pistilli Brothers, Incorporated, Contract Vendee.
SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of Zoning Resolution, to permit in an R1-2 district, the erection of a 24 story multiple dwelling that creates non-conformity and non-compliance.
PREMISES AFFECTED—500 Victory Boulevard, south side, 223.9 feet west of Louis Street, Block 588, Lot 22, West Brighton, Borough of Staten Island. Community Board #1S.I.
APPEARANCES—
For Applicant: Peter W. Diffendale and Wallace Kubec.
For Opposition: Robert Gochfeld, Reverend Sutter, Arnold Kroner, Vince MacDermott, Brendan McBrien, William Tobin, Tom Stokes, Mark Herman, Ede Kroner, Sam Turvey, Josepha Brock, James Crowley, Mary T. Codd and Robert Bruno.
ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information.

346-80-BZ

APPLICANT—Leonard F. Rothkrug for Eli Properties, Incorporated, owner.
SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 within an R7-1 district, the enlargement in area and the expansion of an existing food products processing establishment previously before the Board.
PREMISES AFFECTED—626/638 Flatbush Avenue, west side, 139 feet south of Chester Court, Block 5026, Lots 187, 188, 189, 185, 195, 215 and 191, Borough of Brooklyn. Community Board #9BK.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: None.
THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0
ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for decision; hearing closed.

434-80-BZ

APPLICANT—Mok and Sonber for Korvettes Incorporated, owner. United Skates of Douglaston, Lessee.
SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, within an existing shopping center, the conversion of one store into a roller skating rink and eating and drinking establishment without restriction.
PREMISES AFFECTED—242-02 61st Avenue, south side, 106.3 feet west of 245th Place, Block 8286, Lot 185, Douglaston, Borough of Queens. Community Board #11Q.
APPEARANCES—
For Applicant: Paul Mok and Dave Winters.

MINUTES

For Opposition: Sheldon Leffler, Sy Seplove, Albert Feller, Frank Padanan, Larry Rosenbloom, Sam Robbins, Eileen Kushner, Florence Schoner, Annette Schwartz, Ann C. Strauss, Max Waldger, Bretty Kushner, Sylvia Suesbach, R. Shebes, Helen Strauss, Bonnie Sigman, and many others.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing.

988-79-BZ

APPLICANT—Jacques H. Gerstenfeld for Edward J. Robeson, Incorporated, owner.

SUBJECT—Application August 30, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 district, in an existing four story mixed building the enlargement in lot area and floor area of an existing funeral establishment.

PREMISES AFFECTED—394-6 Gates Avenue, south side, 25 feet east of Nostrand Avenue, Block 1813, Lots 8, 9 and 10, Borough of Brooklyn. Community Board #3BK.

APPEARANCES—

For Applicant: Jacques H. Gerstenfeld.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1980, after due notice by publication in the Bulletin; laid over to June 10, 1980; then to June 24, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1979, acting on Alt. Applic. #272/1979, reads:

"1. Proposed extension of a non-conforming funeral establishment in Use Group 7 in a C1-3 district mapped within an R6 district is contrary to Section 52-43 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #3BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-27 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing four-story mixed building, the enlargement in lot area and floor area of an existing funeral establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 31, 1979", 13 sheets, and "June 4, 1980", 2 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed on each level of this structure; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1126-79-BZ

APPLICANT—Harry Soled for Rose Rosenberg, contract vendee.

SUBJECT—Application October 23, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front, side and rear yards and with accessory parking within the front yard.

PREMISES AFFECTED—1681 57th Street, north side, 100 feet west of 17th Avenue, Block 5492, Lot 53, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1980, after due notice by publication in the Bulletin; laid over to May 27, 1980; then to June 10, 1980; then to June 24, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1979, acting on N.B. Applic. #179/1979, reads:

"1. Provide 18'-0" front yard for proposed new building as per Section 23-45 of the Zoning Resolution.

2. Proposed new building does not comply with minimum required rear yard under Sections 23-47 and 23-52 of the Zoning Resolution.

3. Provide 8'-0" side yard along side lot line where party wall or side lot line wall is not utilized as per Section 23-49 Z.R.

4. Proposed open parking for 2 accessory parking spaces located in the front yard is not permitted under Section 23-44 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, two-family dwelling that encroaches on the required front, side and rear yards and with accessory parking within the front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 26, 1979", 1 sheet, "June 3, 1980", 7 sheets, and "June 17, 1980", 1 sheet; and *on further condition* that a smoke detector with a self-contained alarm be installed on each level of this structure; that a deed restriction limiting the occupancy to a two-family dwelling be filed; that the Certificate of Occupancy shall indicate the libre, page and date of recording of said covenant; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

MINUTES

1228-79-BZ

APPLICANT—Leonard F. Rothkrug for E and G Precision Manufacture Company, Incorporated, owner.

SUBJECT—Application December 11, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the structural alteration and enlargement of a machine shop that increases the degree of non-conformity.

PREMISES AFFECTED—2436 McDonald Avenue, west side, 133 feet north of Avenue W, Block 7149, Lot 21, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 27, 1980, after due notice by publication in the Bulletin; laid over to June 10, 1980; then to June 24, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1979, acting on Alt. Applic. #789/1979, reads:

"1. No structural alterations shall be made in a building occupied by a non-conforming use, ZR 52-22.

2. A non-conforming use shall not be enlarged, ZR 52-40."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #15BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection above cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the structural alteration and enlargement of a machine shop that increases the degree of nonconformity *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 11, 1979", 7 sheets; and *on further condition* that this variance shall be limited to a term of 15 years; that the hours of operation be restricted to from 8:00 A.M. to 6:00 P.M., Monday through Friday, 8:00 A.M. to 2:00 P.M. Saturday, closed on Sunday; that the exterior walls shall be constructed of brick to match the existing facade; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

25-80-BZ

APPLICANT—Sheldon Lobel for Rose Ferrandino, owner.

SUBJECT—Application January 8, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, the erection of

a one story enlargement to an existing three story mixed building that creates non-compliance in floor area ratio.

PREMISES AFFECTED—404 Graham Avenue, east side, 40 feet north of Jackson Street, Block 2745, Lot 3, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 10, 1980, after due notice by publication in the Bulletin; laid over to June 24, 1980; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a C2-3 district; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1979 acting on Alt. Applic. #911, reads:

"1. Maximum allowable total floor area ratio of 2.0 for the mixed building in a C2-3 in R6 district is exceeded by the proposed enlargement contrary to Section 35-32 of the Zoning Resolution."

and

WHEREAS, Community Board #1BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, the erection of a one-story enlargement to an existing three-story mixed building that creates non-compliance in floor area ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 10, 1980", 9 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed on each level of this structure; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

154-80-BZ

APPLICANT—Charles A. Magrino for Ferdinand and Rose Scarsella, owners; Staten Island Gasolines, Incorporated, lessee.

SUBJECT—Application February 22, 1980—decision of the Borough Superintendent, under Sections 73-211 and 11-411 of the Zoning Resolution, to permit in a C2-1 district, the maintenance and the extension in term of the special permit of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—1449 Hylan Boulevard, northwest corner of Cooper Avenue, Block 3326, Lot 57, Gramere, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Charles A. Magrino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

MINUTES

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 10, 1980, after due notice by publication in the Bulletin; laid over to June 24, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 19, 1980 acting on N.B. Applic. #681, reads:

"1. The existing Certificate of Occupancy which was issued subject to Board of Standards and Appeals Cal. 371-59-BZ approval, expired on January 19, 1975; and

WHEREAS, Community Board #2S.I., has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 73-211 and 11-411 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Sections 73-211 and 11-411 of the Zoning Resolution, to permit in a C2-1 (R3-2) district, the maintenance and the extension of the term of the Special Permit of an automotive service station with accessory uses previously before the Board *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received February 22, 1980", 4 sheets; and *on further condition* that this Special Permit shall be limited to a term of 10 years; that there shall be no taxi cab services performed on the premises; that the premises be maintained with clear ingress and egress to minimize traffic congestion on all street frontages; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

149-80-BZ

APPLICANT—Sheldon Lobel for SKR Company, owner.

SUBJECT—Application February 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story building, the conversion of all floors above the first floor from manufacturing lofts into a multiple dwelling.

PREMISES AFFECTED—356-360 West 36th Street, south side, 100 feet east of 9th Avenue, Block 759, Lot 72, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 3, 1980, after due notice by publication in the Bulletin; laid over to June 10, 1980; then to June 24, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1980, acting on Alt. Applic. #894/1978, reads:

"A1. Proposed residence building (UG 2) located in M1-5 district is contrary to Section 42-00 ZR. and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story building, the conversion of all floors above the first floor from manufacturing lofts into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 20, 1980", 6 sheets, *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment, that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station be installed on each floor connected to an alarm that can be heard throughout the building; that the second floor shall be restricted to a conforming commercial or manufacturing non-hazardous occupancy; that roof recreational space be provided; that all interior partitions shall comply with the Multiple Dwelling Law and Building Code; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 5:50 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 24, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

500-47-SM

APPLICANT—V and C Fireproof Doors, Ltd., owner.

SUBJECT—Change of owner-manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
500-47-SM: Amendment to resolution so as to show a change of owner-manufacturer.

V and C Fireproof Doors, Ltd., Maspeth, New York, requests that the resolution adopted July 20, 1948 and as amended through October 8, 1974 under Calendar Number 500-47-SM, be reopened and amended so as to show a change of owner-manufacturer.

PROPOSED USE: One and one half hour flush type door.

DESCRIPTION: There has been no change in the materials used nor in the manufacture of the doors.

MINUTES

V and C Fireproof Doors, Ltd., has submitted an affidavit dated January 18, 1980, certifying they have purchased all rights, assets, etc. of Sol Fader d/b/a National Kalamein Company and Sol Fader, sole owner of National Kalamein Company submitted an affidavit certifying he has sold all rights, assets, etc., to V and C Fireproof Doors, Ltd.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1948 and as amended through October 8, 1974 under Calendar Number 500-47-SM be reopened and amended so as to show a change of owner-manufacturer: new owner-manufacturer being V and C Fireproof Doors, Ltd., on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packages, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 500-47-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

606-59-SA

APPLICANT—General Signal Corporation, a New York Corporation, owner.

SUBJECT—Change of owner-manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
606-59-SA: Amendment to resolution so as to show a change of owner-manufacturer.

General Signal Corporation, a New York Corporation, requests that the resolution adopted April 5, 1960 and as amended June 16, 1964 under Calendar Number 606-59-SA be reopened and amended so as to show a new owner-manufacturer.

PROPOSED USE: Deepwell for handling liquid petroleum products.

DESCRIPTION: There has been no change in the materials used nor in the manufacture of the handling equipment.

General Signal Corporation has submitted an affidavit certifying they have purchased Layne and Bowler Pump Company for A. O. Smith Corporation. That Layne and Bowler Pump Company was merged into General Signal Corporation on December 31, 1974. Further, that Layne and Bowler Pump Company is presently operated by General Signal Corporation as part of Aurora Pump Company, an unincorporated Division of General Signal Corporation, under the trade name Verti-Line. Otherwise known as: Aurora Pump, Unit of General Signal Corporation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 5, 1960 and as amended June 16, 1964 under Calendar Number 606-59-SA be reopened and amended so as to show a new owner-manufacturer: new owner-manufacturer as described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 606-59-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

241-74-SA

APPLICANT—Peerless Pump, An Indiana Head Company, owner.

SUBJECT—Additional fire pumps.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fosella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
241-74-SA: Amendment to resolution to include additional fire pumps.

MINUTES

Peerless Pump, An Indian Head Company, Indianapolis, Indiana, requested that the resolution adopted February 25, 1975 and amended through June 20, 1978 under Calendar Number 241-74-SA be reopened and amended to include additional fire alarm pumps.

PROPOSED USE: Fire Pumps.

DESCRIPTION: The additional fire pumps are Models 5TUF7, 6AF20, AF20-B, 14MC-F and 20HXB-F. They differ in size from the previously approved models.

A listing of the additional and previously approved models, with their specifications, which include revised (downward) Underwriters' Laboratories ratings of maximum allowable discharge head, is as follows:

Fire pumps, multi-stage

Rated Capacity GPM	No. of Stages	Size In.	Model Designation	Rated Net Head Pressure Range PSI	Approximate Speed RPM	Maximum Allowable Discharge Head PSI
500	2	4	TUF5	100-175	1000	220
500	3	4	TUTF14	176-250	1800	250
750	2	5	TUF7	100-180	1800	205
750	2	5	5TUF7	165-265	2100	400
750	3	5	TUTF16	181-340	1800	350
1000	2	6	TUF10	100-210	1800	235
1500	2	8	TUF15	100-175	1800	195

Fire pumps, single-stage. A suffix "N" is added to the model designations given below for installations with high inlet pressures.

Rated Capacity GPM	Size In.	Model Designation	Rated Net Head Pressure Range PSI	Approximate Speed RPM	Maximum Allowable Discharge Head PSI
250	2	ADF8	41-100	3530	175
500	3	ABF9	100-140	3600	175
500	4	ABF10	100-115	3000	175
500	4	AF12-C	147-184	3300	265
500	4	AF12-C	116-150	3000	265
500	4	AF12-C	114-144	2950	265
500	4	AF12-B	41-56	1800	175
500	4	ABF13	57-75	1800	175
500	4	ABF10	40	1800	175
500	4	ABF10	60-75	3600	175
500	3	ABF9	76-100	3600	175
500	4	ABF10	141-165	3600	175
500	4	ABF13	100	2400	175
750	4	ABF13	100	2500	175
750	4	ABF17	100-115	1800	175
750	4	ABF17	110-125	2000	175
750	4	ABF10	100-109	3000	175
750	4	ABF10	100-155	3600	175
750	4	AF12-C	110-139	3000	265
750	4	AF12-C	136-175	3300	265
750	4	AF12-C	156-200	3550	240
750	4	AF12-C	104-131	2950	265
750	4	ABF10	70-100	3600	175
750	4	ABF17	70-100	3600	175
750	5	AF13	40-73	1800	175
1000	5	AF10	100-125	1800	175
1000	5	AF13	100-135	2400	173
1000	5	AF13	100-150	2600	175
1000	5	ABF10½	100-185	3550	175
1000	5	ABF10½	115-159	3300	175
1000	5	ABF10½	100-130	3000	175
1000	5	ABF10½	94-126	2950	175
1000	6	AF13	40-71	1800	175
1000	5	AF10	72-100	1800	175
1500	6	AF15-B	100-150	1800	170
1500	6	AF13	100-150	2500	175
1500	6	AF13	100	2400	175

Rated Capacity GPM	Size In.	Model Designation	Rated Net Head Pressure Range PSI	Approximate Speed RPM	Maximum Allowable Discharge Head PSI
1500	6	AF16	100	1800	170
1500	6	ADF11½	100-125	3000	175
1500	6	ADF11½	95-118	2950	175
1500	8	AF13-B	40-49	1800	175
1500	6	AF14	50-83	1800	175
1500	6	AF16	84-100	1800	170
2000	6	6AF20	85-135	2100	175
2000	8	AF20-B	65-100	1800	175
2000	8	AF20-B	100-150	2100	175
2000	8	AF20-B	100-115	1800	175
2000	8	AF20-B	100-150	2100	175
2000	8	AF25-B	100-150	1800	175
2500	8	AF20-B	74-97	1760	175
2500	8	AF20-B	100-150	2100	175
2500	8	AF20-B	100-110	1800	175
2500	8	AF20-B	100-150	2100	175
2500	8	AF25-B	100-150	1800	175
2500	8	AF25-B	125	2100	175
3000	10	AF16-B	100-114	1760	175
3000	12	AF19-B	118-138	1760	175
3000	12	AF19-B	82-119	1480	175
3000	10	AF20-B	124-173	1760	175
3500	10	AF16-B	100-111	1760	175
3500	10	AF20-B	118-166	1760	175
3500	12	AF19-B	80-117	1480	175
3500	12	AF19-B	115-136	1760	175
4000	10	AF16-B	100-108	1760	175
4000	12	AF19-B	78-115	1480	175
4000	12	AF19-B	112-134	1760	175
4500	10	AF16-B	100	1760	175
4500	12	AF19-B	76-113	1480	175
4500	12	AF19-B	109-132	1760	175
5000	12	AF19-B	106-130	1760	175

Standard fire pumps in the following types and capacities, for approximate speeds of 1760 rpm.

Type Designation	Rated Capacity, GPM	*Rated Net Head Pressure Range PSI
8MA-F	250	40-140
12LB-F	500	100-280
12MB-F	750	100-280
12MB-F	1000	100-264
14MC-F	1500	100-270
16MC-F	2000	104-262
16MCF-NI	2000	104-208
16HXB-F	2500	103-205
16HXB-F	3000	155
16HXB-FS	2500	109
20HXB-F	3000	117-151
20HXB-F	3500	112-147
20HXB-F	4000	108-142
20HXB-F	4500	104-138

INSPECTION AND TEST: The pumps have been tested and approved by Underwriters' Laboratories (File Ex570).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted February 25, 1975 and amended through June 20, 1978 under Calendar Number 241-74-SA be reopened and amended to include additional fire pumps, Models 5TUF7, 6AF20, AF20-B, 14MC-F, and 20-HXB-F, and to show revised ratings of maximum allowable discharge heads of fire pumps, as listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New

MINUTES

York City Board of Standards and Appeals under Calendar Number 241-74-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

1226-79-SA

APPLICANT—Faraday, Incorporated, owner.

SUBJECT—Application December 10, 1979—Faraday Fire Voice 7900 Series.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
1226-79-SA: Faraday, Incorporated, Tecumseh, Michigan, filed for approval of the Faraday Model 7900 Class E Fire Alarm and Voice Communications System under the provisions of Article 17 and RS 17-3A and 17-3B of the Building Code of the City of New York.

PROPOSED USE: Class E fire alarm system.

DESCRIPTION: The system includes a modular fire command station used in conjunction with peripheral equipment such as manual stations, warden stations, speakers, smoke detectors, waterflow devices, and electromagnetic door strikes. The system is electrically supervised to detect and report as a trouble condition the occurrence of an open, short or ground fault in system installation wiring or the occurrence of failure in the main power supply. The trouble indicating circuit has a power supply which is independent from the power supply for the rest of the system.

The components of the system are as follows:

CONTROL EQUIPMENT

Zones (Initiating)

10 zones, locking initiating circuits each zone with independent alarm and trouble LED's for manual or automatic detectors, with end of line devices.

20 zones, locking initiating circuits each zone with independent alarm and trouble LED's for manual or automatic detectors, with end of line devices.

10 zones, locking waterflow initiating circuits each zone with independent alarm and trouble LED's with end of line devices.

20 zones, locking waterflow initiating circuits each zone with independent alarm and trouble LED's with end of line devices.

10 zones, nonlocking supervisory circuits (valve switches OS & Y) with indicator LED.

20 zones, nonlocking supervisory circuits (valve switches OS & Y) with indicator LED.

SPEAKER CIRCUITS

10 zone, supervised speaker circuits with manual selector, individual trouble LED, automatic short circuit disconnection, with end of line devices (specify programming).

20 zone, supervised speaker circuits with manual selector, individual trouble LED, automatic short circuit disconnect, with end of line devices (specify programming).

TELEPHONE CIRCUITS

10 zone, supervised telephone circuits with selectors, individual trouble LED's, end of line devices and warden station ring button.

20 zone, supervised telephone circuits with selectors, individual trouble LED's, end of line devices and warden station ring button.

RELAYS

10 automatic auxiliary relays, single pole double throw, one (1) amp resistive, for preprogrammed fan shutdown, door release, etc. (specify program).

20 automatic auxiliary relays, single pole double throw, one (1) amp resistive, for preprogramming fan shutdown, door release, etc. (specify program).

10 automatic auxiliary relays, SPDT, one (1) amp resistive, for preprogrammed fan shutdown, door release with manual stop-start control (specify program).

20 automatic auxiliary relays, SPDT, one (1) amp resistive, for preprogrammed fan shutdown, door release with manual stop-start control (specify program).

COMMON EQUIPMENT

Common Panel, contains control logic tone generator (specify tone) and the command station paging microphone, flush cabinet, one required on all systems.

Waterflow signal circuit for 24V DC mechanical signals. Remote paging and monitor from fire fighters telephone (master selected).

Remote station transmitter (City reverse polarity).

Form "C" one (1) amp resistive dry contact for alarm retransmission (City tie for special applications).

Local energy trip (City tie).

Common Relays, 4 pole double throw, 1 amp resistive non-programmable (transfer in alarm for elevator recall, door release, etc.).

Power amplifier, 50W RMS, rack mounted.

Tape player, playback only, rack mounted.

Base auxiliary relay panel, DPDT, 10 amp resistive one only (required for resetting smoke detector loads of over one (1) amp.). Maximum number of delays nine (9). Relays may be used for controlling devices other than detectors (Door holders, fans, etc.). Rack mount for additional delays, see 7901-5011.

Relay adder, 10 amp, DPDT relays, mounts on 7901-5010. Maximum of 8 relays per base 7901-5010.

(NOTE: One 7901-5010 and eight (8) 7901-5011 module group, a total of nine (9) relays per panel max. For additional loads order an additional 7901-5011 modules.)

Circuit breaker panel, 3 amps, one required per 3 amp load of smoke detectors, or for fusing remote powered devices.

REMOTE EQUIPMENT RACKS

(For amplifier, power supply, auxiliary relays and tape deck mounting)

19" rack 72" high with locking door front and back.

19" rack 61¼" high with locking door front and back.

19" rack 70" high with locking door front and back.

19" rack 77" high with locking door front and back.

MINUTES

RE-ENTRANT SPEAKERS & ACCESSORIES

4, 2, & 6 watt RMS re-entrant speaker 70.7V line.
Surface box for 7901-7101 speaker.
Semi-flush plate for 7901-7101 speaker.
Flush box (grille) for 7901-7101 speaker.
Flush trim (grille) for 7901-7101 speaker.
Universal adapter plate for 7901-7101 speaker.
Weather resistant box for outdoor mounting.

RE-ENTRANT HORNS

15 watt 70.7 volt surface mounted horn with universal bracket.
15 watt 70.7 volt flush mounted horn (horn only).
15 watt 70.7 volt flush horn with decor grille.
Round flush grille 11" diameter.
Square flush grille 10½" sq. x 3/16" deep.
Round, unidirectional corridor baffle 7⅝" x 6" x 8¾".
Round recessed enclosure 8-9/16" x 6" for use with 7901-7210 grille.
Square recessed enclosure 9⅝" x 6" for use with 7901-7211 grille.
Square surface enclosure 10½" x 6" for use with 7901-7211 grille.
Round plaster ring 8-9/16 x ⅝" for use with 7901-7210 grille.
Round plaster ring with ears for 16" center studs, use with 7901-7210 grille.
Round plaster ring with ears for 24" lay in ceiling tile, use with 7901-7210 grille.
Square plaster ring 9⅜" dia. x ½" deep for use with 7901-7211 grille.
Square ring with ears for 16" center studs, use with 7901-7211 grille.
Square plaster ring with ears for 24" lay in ceiling tile, use with 7901-7211 grille.

FIRE FIGHTER'S TELEPHONE STATIONS

Telephones may function as an independent Fire Fighter's communication system.

Surface mounted station with phone and locking door (less backbox).
Flush mounted station with phone and locking door (less backbox).
Surface mounted station with phone and armored cable and locking door (less backbox).
Surface mounted station with phone and locking door with break glass (less backbox).
Surface mounted station with phone and armored cable and locking door with breakglass (less backbox).
Flush mounted station with phone and armored cable and locking door (less backbox).
Flush mounted station with phone and locking door with breakglass (less backbox).
Flush mounted station with phone and armored cable (less backbox).
Surface mounted with phone, friction catch (less backbox).
Surface mounted with phone and armored cable, friction catch (less backbox).
Flush mounted station with phone, friction catch (less backbox).
Flush mounted station with phone and armored cable, friction catch (less backbox).
Flush back box.
Surface back box.

FIRE FIGHTER'S PHONE JACKS

Flush mounted jack station.
Surface mounted jack station (less backbox).
Flush mounted jack station with breakglass.
Surface mounted jack station with breakglass (less backbox).

FIRE FIGHTER'S PHONE JACK ACCESSORIES

Surface box for jack station.
Replacement breakglass for 7901-9011 and 7901-9021.

PORTABLE FIRE TELEPHONES

Fire fighter's portable telephone with 5' coiled cord and jack (store in optional 7901-9052 or 7901-9035 cabinet).

PORTABLE TELEPHONE STORAGE CABINET

(For above phones)

Surface mounted storage cabinet for up to 6 phones.
Flush mounted storage cabinet for up to 6 phones.

INSPECTION AND TEST: The system has been tested and approved by Underwriters' Laboratories (File S2316) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Faraday Model 7900 Class E Fire Alarm and Voice Communications System, with components as listed above, on condition that the components shall be used in conjunction with each other to make up a system and that all uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17-3A and 17-3B of the Building Code and the Fire Prevention Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording "Approved by the New York City Board of Standards and Appeals under Calendar Number 1226-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

664-80-BCR

APPLICANT—Irwin Fruchtman, P.E., Commissioner, Department of Buildings, letter dated May 20, 1980 and received May 22, 1980.

SUBJECT—Modification of Reference Standard RS 14-5 (Boilers) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Reference Standard RS 14-5 is modified, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on June 24, 1980 after due notice; and

MINUTES

WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 14-5 should be modified; *Resolved*, that the Board of Standards and Appeals does hereby modify the designated Reference Standard RS 14-5 as follows:

1. Reference Standard RS 14-5, is amended to read as follows:

REFERENCE STANDARD RS 14-5A

ASME Boiler Code 1967—

Section I. Power boilers.

Section IV. Low pressure boilers.

REFERENCE STANDARD RS 14-5B

UL 834 *Electric Boilers* 1978

Matter in *italics* is new material.

(Sgd.) ALAN D. GERSHUNY,
Executive Director
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this Reference Standard RS 14-5 in accordance with the above report.

678-80-SA

APPLICANT—Security Door Controls, owner.

SUBJECT—Electric door locks.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
678-80-SA: Security Door Controls, Tarzana, California, filed for approval of Security Door Controls Concealed Electric Locks, Hi Tower 5000 series, and Models 1092STA, FS23S, FS23D, and FS23M under the provisions of Articles 6 and 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Remotely controlled electric locks.

DESCRIPTION: The locks are used to electrically lock and unlock doors by remote switch, by interconnection to fire detection equipment, and by operation of the door hardware. The locks depend upon electrical power to maintain a locked position; if electrical power is lost, the doors are unlocked (fail-safe feature).

The locks include latches which operate independently of the electric bolts. The latches keep unlocked doors in a latched position. Each lock is controlled by a remote switch and can optionally be controlled by one or more of the following means: interconnection of the power supply of the remote switch to fire prevention equipment, use of a key from the outside, use of a key from either side, rotation of the inside door knob, use of a remote momentary switch for temporary unlocking, use of an outside electric key switch.

INSPECTION AND TEST: The locks have been tested and approved by Underwriters' Laboratories (File R8215).

RECOMMENDATIONS: The Committee on Test recommends the approval of Security Door Controls Concealed Electric Locks, Hi Tower 5000 series, and Models 1092STA, FS23S, FS23D, and FS23M, under the provisions of Articles 6 and 17 and RS 17 of the Building Code of the City of New York on the following conditions:

1. When the lock is required to be interconnected to a fire alarm system, the interconnection shall be such that when the lock is de-energized it can be energized again only with a manually resettable control interface.

2. All installations shall comply with the requirement of Section C26-604.4(j)(1)c of the Building Code that the doors shall be held in a closed position by a latch after they are unlocked.

3. The requirements of the Building Code, Fire Prevention Directives, and Chapter 19 of the Administrative Code shall be complied with.

4. The locking systems shall not be used on doors opening into interior stair enclosures with the exceptions as stated in Section C26-604.4(j)(1)(b) of the Building Code.

5. The locking systems shall only be used on exit or corridor doors in mental and penal installations; or they may be used on exit and corridor doors in banks, museums, jewelry stores, and other places where security is required, subject to the approval of the Commissioner of the Department of Buildings, and on condition that a remote electrical device for unlocking in case of emergency is provided.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 678-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

778-79-A

APPLICANT—Alphonse J. Calvanico for Anthony Fontana, owner.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of dry-wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—311 Edgegrove Avenue, west side, 509.05 feet north of Albee Avenue, Block 6278, Lot 20, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 6, 1979, on N.B. Applic. #502/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated June 6, 1979, acting on N.B. Applic. #502/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received July 6, 1979", 2 sheets, and that all laws, rules and regulations shall be complied with.

779-79-A

APPLICANT—Alphonse J. Calvanico for Tony Fontana, owner.

SUBJECT—Application July 6, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—307 Edgegrove Avenue, west side, 549.05 feet north of Albee Avenue, Block 6278, Lot 18, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 6, 1979, on N.B. Applic. #501/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P.110.2(c) (2) Administrative Building Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated June 6, 1979, acting on N.B. Applic. #501/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received July 6, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1231-79-A

APPLICANT—Martyn and Don Weston for Ruth T. Weinstein, owner.

SUBJECT—Application December 12, 1979—proposed change of use from porters apartment to Class "A" apartment is contrary to Section 216 of the Multiple Dwelling Law.

PREMISES AFFECTED—437-441 East 88th Street, north side, 187 feet west of York Avenue, Block 1568, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: I. Donald Weston.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1979, on Alt. Applic. #898/79, reads:

"2. Proposed change from porter's rooms in cellar to Class 'A' Apts. is contrary to Sec. 216 M.D.L."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated November 30, 1979 acting on Alt. Applic. #898/79 Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that an approved smoke detector be provided in each cellar apartment; and *on further condition* that the building shall substantially conform to drawings marked "Received December 12, 1979", 4 sheets; and that all laws, rules and regulations shall be complied with.

1260-79-A

APPLICANT—Sam Gabriele and Josephine Gabriele, owners.

MINUTES

SUBJECT—Application December 20, 1979—appeal from a decision of the Borough Superintendent re- revocation of Building Department Permit #BN 6160/78.

PREMISES AFFECTED—1055 66th Street, Block 5751, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sam Gabriele.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Borough Superintendent, dated November 28, 1979, on Permit #B.N. 616D/78, reads:

"In reference to your inquiry this date, please be informed that since the curb cut and driveway are located on both your lot and that of your neighbor an additional application must be filed by your neighbor.

The revocation of March 12, 1979 cannot be withdrawn until then, but is hereby reinstituted this date for purposes of review."

and

WHEREAS, the Stop Order of the Department of Buildings, dated March 12, 1979 on Violation #03/16/79/6/01/A1, reads:

"Please take notice that this Department has ordered all work, heretofore in progress at the above premises, STOPPED because of a violation of Section C26-109.1 A/C and that a STOP WORK ORDER to this effect has been issued and is now pending against said premises."

and

WHEREAS, there exists a valid easement which permits ingress and egress for cars on subject properties; and

WHEREAS, the drop curb is on City property giving access to the easement on the subject properties; and

WHEREAS, the curb cut is for a legal purpose;

Resolved, that the order and decision of the Borough Superintendent, dated November 28, 1979 on Building Notice 616 D/78 be and it hereby is *modified* and Building Notice 616D/78 is hereby reinstated, and stop order dated March 12, 1979 is hereby revoked.

560-80-A

APPLICANT—Leonard F. Rothkrug for Victor and Joanne Gallo, owner.

SUBJECT—Application April 22, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on a legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—322 Shirley Avenue, south side, 94.38 feet east of Holdridge Avenue, Block 6363, Lot 12, Annadale Beach Park, Borough of Staten Island.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 16, 1980, on N.B. Applic. #426/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge

is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

(a) No Certificate of Occupancy can be issued, as per Article 3 Section 36 of the General City Law.

(b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 16, 1980, acting on N. B. Applic. #426/80, Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas, and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objections 2 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received April 22, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

533-78-A

APPLICANT—Ralph J. Schwartz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to October 14, 1980, at 2 P.M., at the request of the applicant and Midtown Enforcement, hearing closed.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

MINUTES

ACTION OF BOARD—Decision deferred and laid over to October 14, 1980, at 2 P.M., at the request of the applicant and Midtown Enforcement, hearing closed.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr., for Fun City Novel-
ties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter re- proposed use of viewing
machines.

PREMISES AFFECTED—259 West 42nd Street, north
side, 100 feet east of Eighth Avenue, Block 1014, Lot 5,
Borough of Manhattan.

ACTION OF BOARD—Decision deferred and laid over to
October 14, 1980, at 2 P.M., at the request of the applicant
and Midtown Enforcement, hearing closed.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd
Street Corporation, owner, Show-World Center Incorpo-
rated, lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter re- proposed use of viewing
machines.

PREMISES AFFECTED—303 West 42nd Street, north
side, 75 feet east of Eighth Avenue, Block 1033, Lot 32,
Borough of Manhattan.

ACTION OF BOARD—Decision deferred and laid over to
October 14, 1980, at 2 P.M., at the request of the applicant
and Midtown Enforcement; hearing closed.

540-78-A

APPLICANT—Ralph J. Schwartz, Jr. for Michael Zaffa-
rano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter re- proposed use of viewing
machines.

PREMISES AFFECTED—1603-11 Broadway, west side,
19.6½ feet south of West 49th Street, Block 1020, Lot 43,
Borough of Manhattan.

ACTION OF BOARD—Decision deferred and laid over
to October 14, 1980, at 2 P.M., at the request of the appli-
cant and Midtown Enforcement; hearing closed.

1108-79-A

APPLICANT—Alphonse J. Calvanico for Two Grand
Avenue Associates, owner.

SUBJECT—Application October 16, 1979—appeal from a
decision of the Borough Superintendent, re- proposed use
of drywells for the disposal of storm water (Local Law
#7).

PREMISES AFFECTED—722 Craig Avenue, west side,
600 feet north of Hylan Boulevard, Block 7941, Lot 26,
Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 1, 1980, at 2
P.M., for decision; hearing closed.

1239-79-A

APPLICANT—Alphonse J. Calvanico for Vincent Belfiore
& Gary Guido, owner.

SUBJECT—Application December 14, 1979—appeal from a
decision of the Borough Superintendent, re- proposed use
of drywells for the disposal of storm water (Local Law
#7).

PREMISES AFFECTED—477 North Burgher Avenue,
northeast corner of Forest Avenue, Block 168, Lot 1,
West New Brighton, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2
P.M., for decision, hearing closed.

12-80-A

APPLICANT—McGee and Morsellino for Franchise Realty
Interstate Corporation, owner, McDonald's Corporation,
lessee.

SUBJECT—Application January 4, 1980—Interpretive ap-
peal from a directive of the Building Department, re- pass
thru window to a building located in a C1-2 district (32-
411 Z.R.).

PREMISES AFFECTED—3660 East Tremont Avenue,
southwest corner of Philip Avenue, Block 5543, Lot 86,
Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to July 8, 1980, at 2
P.M., for hearing at the request of the applicant.

13-80-A

APPLICANT—McGee and Morsellino for Franchise Realty
Interstate Corporation, owner, McDonald's Corporation,
Lessee.

SUBJECT—Application January 4, 1980—Interpretive ap-
peal from a directive of the Building Department re- pass
thru window to a building located in a C1-2 district (32-
411 Z.R.).

PREMISES AFFECTED—1212 Gun Hill Road, southeast
corner of Tenbroeck Avenue, Block 4617, Lot 32, Borough
of The Bronx.

ACTION OF BOARD—Laid over to July 8, 1980, at 2
P.M., for hearing at the request of the applicant.

38-80-A

APPLICANT—Gerald M. Daub for Felix Bernardo, owner.

SUBJECT—Application January 15, 1980, re- Cellar Apart-
ment for Superintendent.

PREMISES AFFECTED—218-20 West 21st Street, south
side, 235 feet west of Seventh Avenue, Block 770, Lot 51,
Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to
July 1, 1980, at 2 P.M., applicant to be notified; hearing
closed.

58-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt
Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a de-
cision of the Fire Commissioner, re- packaging of a flam-
mable mixture known as "Waycoat Sc Resist" in (1) one
quart glass bottle with phenolic screw cap with poly-seal
liner and Celon band, containers not in compliance with
regulations of the Administrative Code of New York City.

MINUTES

APPEARANCES—

For Applicant: Lars H. Johansson.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

59-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Waycoat Cop Rinse 1" in (1) one gallon glass jug with phenolic screw cap with poly-seal liner and Celon band, container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

60-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Waycoat LSI Thinner" in (1) one gallon glass jug with Phenolic screw cap with poly-seal liner and celon band container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

61-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1890—appeal from a decision of the Fire Commissioner, re- packaging of a Combustible mixture known as "Velv Etch" in (5) five gallon HD/PE T.H. Pail with Rieke Flexspout container not in compliance with the regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

174-80-A

APPLICANT—Sheldon Lobel for Darcy Properties, owner.

SUBJECT—Application February 26, 1980—appeal to a stop-work order issued by the New York City Department of Buildings affecting an approved alteration application (#112/78) and building permit (#5263/79).

PREMISES AFFECTED—30-32 East 21 Street, south side, 223 feet west of Broadway, Block 849, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel, Richard Penzer, Edward Azizi, Yaghour Eshaghpour, Victor Paneshgar, Nedjat Eshaghoff and Moussa Kahen.

ACTION OF BOARD—Laid over to July 1, 1980, at 2 P.M., for continued hearing.

Adjourned: 6:25 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

The resolution adopted June 3, 1980 under Calendar Number 24 and printed in Volume LXV, Bulletin No. 24, is hereby corrected to read as follows:

245-80-A

APPLICANT—A. J. Calvanico for Winant Avenue Estates, owner.

SUBJECT—Application March 6, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—142 Lucille Avenue, north side, 40 feet east of Winant Avenue, Block 7048, Lot 85, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 22, 1980, on N.B. Applic. #177/80, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, located as required by the Fire Department; and *on further condition* that the building shall substantially comply with drawings marked received "March 6, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, February 22, 1980, acting on N.B. Applic. #177/80, Objection Nos. 1 A and B be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that call boxes are to be *located as required by the Fire Department and on further condition that the building shall substantially comply with drawings marked received "March 6, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.*

*The resolution has been corrected to include the words in italics, at the end of the resolution, which had been omitted in the original resolution.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

University of Illinois Library
Att: Serials Dept.
Urbana, Ill. 61801

352.05
NEW



BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
OF THE CITY OF NEW YORK

THE LIBRARY OF THE
SEP 10 1980
UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

Vol. LXV Subscription \$25.00 a year July 10, 1980 By Mail, 65 cents (Cash only) Single Copies, 50 cents No. 28

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., *Chairman*

PHILIP P. AGUSTA, R.A., M.U.P., *Vice Chairman*

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

Commissioners.

ALAN D. GERSHUNY, *Executive Director*

RICHARD B. ATWELL, *Deputy Director*

FRANCES M. WALDRON, *Secretary*

DARRELL L. GAVRIN, J.D., *Counsel*

AVRIL H. LATHAM, *Chief Clerk*

CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, July 1, 1980, Affecting Calendar Numbers—

395-59-BZ	153-80-BZ	367-80-BZ
141-66-BZ	202-80-BZ	368-80-BZ
352-74-BZ	205-80-BZ	369-80-BZ
193-78-BZ	281-80-BZ	370-80-BZ
194-78-A	347-80-BZ	371-80-BZ
358-78-BZ	348-80-BZ	372-80-BZ
408-78-BZ	349-80-BZ	373-80-BZ
1133-78-BZ	350-80-BZ	374-80-BZ
172-79-BZ	351-80-BZ	375-80-BZ
205-79-BZ	352-80-BZ	376-80-BZ
520-79-BZ	353-80-BZ	377-80-BZ
905-79-BZ	354-80-BZ	379-80-BZ
887-54-BZ—Vol. II	355-80-BZ	380-80-BZ
248-74-BZ	356-80-BZ	1047-79-BZ
317-76-BZ	357-80-BZ	1190-79-BZ
1087-79-BZ	358-80-BZ	1269-79-BZ
1170-79-BZ	359-80-BZ	1-80-BZ
1171-79-A	360-80-BZ	65-80-BZ
1270-79-BZ	361-80-BZ	66-80-BZ
1271-79-A	362-80-BZ	159-80-BZ
2-80-BZ	363-80-BZ	160-80-BZ
116-80-BZ	364-80-BZ	197-80-BZ
136-80-BZ	365-80-BZ	198-80-BZ
152-80-BZ	366-80-BZ	382-80-BZ

Minutes of Regular Meeting, Tuesday Afternoon, July 1, 1980, Affecting Calendar Numbers—

1108-79-A	1261-79-A	384-80-A
38-80-A	1262-79-A	442-80-A
130-80-A	32-80-A	509-80-A
131-80-A	33-80-A	553-80-A
158-79-A—Vol. II	52-80-A	554-80-A
707-79-A	148-80-A	561-80-A
828-79-A	161-80-A	581-80-A
829-79-A	174-80-A	676-80-A
895-79-A	175-80-A	

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases filed up to July 1, 1980

Cal. No. Dept. Premises Affected

755-80-SM—Bar grip systems couplers (Treaded or Pressed) Manufactured by Dayton Barsplice, Incorporated.

756-80-BZ—B.M.—4 West 93rd Street, south side, 125 feet west of Central Park West, Block 1206, Lot 20, Borough of Manhattan. Community Board #7M. N.B. #11/80, re-proposed building portion located on the portion of the through lot does not meet the requirements of the rear yard equivalent and hence is Cont. to Secs. 34-382ZR, 24-393ZR and 34-36ZR.

757-80-BZ—B.Q.—157-11 Rockaway Boulevard, east side, 120.28 feet north of 144th Avenue, Block 13267, Lot 17, Jamaica, Borough of Queens. Community Board #13Q. Alt. #613/79, re-proposed enlargement of a non-conforming motor vehicle repair shop, use group 16, located within a C2-2 and R3-2 district is Cont. to Sections 52-41ZR and 77-11ZR.

758-80-A—Building Department letter dated May 28, 1980 MEA File #11-80, re-proposed use of PVC Cooling tower and drift eliminator material.

759-80-A—B.Q.—22-37 College Point Boulevard, east side, 100 feet north of 23rd Avenue, Block 4198, Lot 5, Borough of Queens. N.B. #112/79, re-proposed use of drywells for the disposal of storm water (Local Law #7).

760-80-A—F.D.—Re-use of vehicles with nine thousand (9,000) gallons capacity for the transportation of Jet fuel within the limits of New York City.

761-80-BZ—B.Q.—142-82 Rockaway Boulevard, southwest corner of 143rd Street, Block 12059, Lots 34 and 70, Borough of Queens. Community Board #12Q. Alt. #1152/78, re-proposed open accessory parking on lot to which is located in an R3-2 district to a non-conforming use group 16, Cont. to Sections 22-00ZR, 52-22ZR, 25-75ZR and 36-683ZR, under Cal. #500-76-BZ.

762-80-A—B.Q.—209-19 45, 69, 26th Avenue, and 210-28 26th Avenue, northeast corner of Corporal Kennedy Street, Block 5893, Lot 3, Bayside, Borough of Queens. N.B. #435/73, re-proposed A36 as built stair with 9" tread and 1" nosing is Cont. to Table 6-4 A.C.

763-80-A—B.M.—17 East 63rd Street, north side, 95 feet west of Madison Avenue, Block 1378, Lot 13, Borough of Manhattan. Alt. #1310/79, re-proposed conversion which does not have a 13' rear yard, cellar apartment, and increases in height of building, Cont. to Sections 172, 177 and 171, of the Multiple Dwelling Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 16, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 16, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

612-59-BZ

APPLICANT—Harry Meltzer for Medident Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 24, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign and occupying more than the permitted area.

PREMISES AFFECTED—18-15 Francis Lewis Boulevard and 157-68 to 157-72 18th Avenue, southeast corner and 18-02 to 18-08 160th Street, Block 4748, Lot 35, White-stone, Borough of Queens. Community Board #7Q.

497-65-BZ

APPLICANT—Max Siegel Associates for New York Motel Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 20, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R8 district, in an existing multiple dwelling of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—426-440 West 57th Street, south side, 300 feet east of 10th Avenue, 423-437 West 56th Street, Block 1066, Lot 12, Borough of Manhattan. Community Board #4M.

52-55-BZ

APPLICANT—Harold R. Kalvin for Laurence Sola, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 26, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in the local retail portion of plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gun Hill Road, northwest corner of Bouck Avenue, Block 4733, Lot 72, Borough of The Bronx. Community Board #12BX.

122-75-BZ

APPLICANT—Stanley C. Grant for Mr. Edward Atlas, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the maintenance of a parking lot for ten passenger cars.

PREMISES AFFECTED—2189-2195 Morris Avenue, west side, 123.01 feet south of 182nd Street, Block 3181, Lots 37, (formerly Lots 34 and 37) Borough of The Bronx. Community Board #5BX.

164-37-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Flyman Holding Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1980

CALENDAR

—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the maintenance of a gasoline service station, accessory sales, car washing, lubricatorium and office and parking and storage of more than five motor vehicles on balance of plot.

PREMISES AFFECTED—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, Lot Part of Lot 42, Borough of Brooklyn. Community Board #17BK.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

517-68-BZ—Vol. II

APPLICANT—Kenneth H. Koons for James Costanzo, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of term of variance which expired May 27, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the change in occupancy of an existing one story building previously before the Board from store and parking into an open automobile sales lot with accessory office.

PREMISES AFFECTED—1667 East Gun Hill Road and 2725 Gunther Avenue, northwest corner, Block 4802, Lot 21, Borough of The Bronx. Community Board #12BX.

336-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-27 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

337-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

338-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-24 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

339-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-14 to 3-24 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

341-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—4-14 to 4-20 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

342-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Keel Court, northwest corner of Law Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

343-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

CALENDAR

344-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Keel Court, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

346-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-14 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

347-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-30 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

348-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-18 to 122-22 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

349-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-15 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

350-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-21 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

351-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-12 to 123-28 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

352-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—2-02 to 2-24 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 20, College Point, Borough of Queens.

353-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-15 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

355-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-06 to 120-28 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

CALENDAR

356-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-16 to 120-28 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

357-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

358-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

359-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-09 to 120-29 Clove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

360-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-21 to 120-37 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

361-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

362-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

363-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-17 to 122-31 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

364-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-01 to 123-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

365-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-17 to 123-27 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

366-77-A

APPLICANT—Dominick Salvati and Son for D.O.S.

CALENDAR

Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-31 to 123-41 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

7-57-BZ

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner, 1302-1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn. Community Board #18BK.

ZONING CASES

50-80-BZ

APPLICANT—Samuel J. Kisseloff for Young Hee Lowe, owner.

SUBJECT—Application January 22, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the erection of a penthouse enlargement and the change in use of an existing five story building from doctor's offices and multiple dwelling into professional offices.

PREMISES AFFECTED—49 E. 78th Street, north side, 125 feet east of Madison Avenue, Block 1393, Lot 26, Borough of Manhattan. Community Board #8M.

137-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.

SUBJECT—Application February 16, 1980—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit in an R3-1 district, the subdivision of a zoning lot with an existing dwelling that creates noncompliance in lot area and encroachment into the required side yard.

PREMISES AFFECTED—81 Piedmont Avenue, northeast corner of Vista Place, Block 3042, Lot 9, Grasmere, Borough of Staten Island. Community Board #1S.I.

138-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.

SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit, in an R3-1 district, on a plot with less than the required lot area the erection of a two family dwelling that will exceed the permitted floor area ratio and have less than the required open space ratio and lot area per room.

PREMISES AFFECTED—85 Piedmont Avenue, east side, 40.32 feet south of Vista Place, Block 3042, Lot 7, Grasmere, Borough of Staten Island. Community Board #1S.I.

491-80-BZ

APPLICANT—Alfonso Duarte for 12 Lofts Realty, Incorporated, owner.

SUBJECT—Application April 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from lofts, offices and showroom into a multiple dwelling.

PREMISES AFFECTED—38 West 26th Street, south side, 175 feet east of Avenue of Americas, Block 827, Lot 68, Borough of Manhattan. Community Board #5M.

580-80-BZ

APPLICANT—Sheldon Lobel for R.S.P. Realty Associates, owner.

SUBJECT—Application April 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of penthouse enlargement to an existing six story mixed building, that increases the degree of non-conformity and non-compliance in floor area ratio, open space ratio, lot area per room, sky exposure plane encroachment, and creates non-compliance within the rear yard and on the minimum distance between window and lines.

PREMISES AFFECTED—234-246 East 50th Street, southwest corner of 2nd Avenue, Block 1323, Lots 24, 30 and 32, Borough of Manhattan. Community Board #6M.

641-80-A

APPLICANT—Sheldon Lobel for R.S.P. Realty Associates, owner.

SUBJECT—Application May 16, 1980—appeal from a decision of the Borough Superintendent, re-proposed seven story non-fire proof building to be used as residence.

PREMISES AFFECTED—234-246 East 50th Street, south side, 100 feet west of 2nd Avenue, Block 1323, Lots 24, 30 and 32, Borough of Manhattan.

1191-79-BZ

APPLICANT—Samuel Kisseloff for Prince Tower Tenants Corporation, owner.

SUBJECT—Application November 20, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-21 of the Zoning Resolution, to permit in an M1-5B district in an existing nine story building that exceeds the permitted lot coverage, the erection of roof enlargements and the conversion of all floors above the first floor retail store into joint living/working quarters for artists.

PREMISES AFFECTED—565 Broadway, northwest corner of Prince Street, Block 498, Lot 5, Borough of Manhattan. Community Board #2M.

Laid over from June 24, 1980, for hearing.

152-80-BZ

APPLICANT—George Perotto, for Florida Properties, owner, Chris Low Food Service Incorporated, lessee.

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 73-243 of the Zoning Resolution, to permit in a C1-2 and R3-2 district, in conjunction with the reconstruction of an existing diner, the addition to the uses to include drive-in facilities.

PREMISES AFFECTED—220-02 Jamaica Avenue, south side, 256.23 feet east of Springfield Avenue, Block 10789, Lot 264, Queens Village, Borough of Queens. Community Board #13Q.

CALENDAR

Laid over from July 1, 1980, for decision; hearing closed.

999-79-BZ

APPLICANT—Samuel J. Kisseloff for 684 Owners Corporation, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing twelve story building that exceeds the permitted lot coverage, the change in use of all floors above the first floor from lofts into joint living/working quarters for artists.

PREMISES AFFECTED—684 Broadway, northeast corner of Great Jones Street, Block 531, Lot 1, Borough of Manhattan. Community Board #2M.

Laid over from July 8, 1980 for hearing.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 16, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 16, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

751-80-SM

APPLICANT—Gold Bond Building Products, A National Gypsum Division—non-rated and one hour fire rated demountable partition assembly.

755-80-SM

APPLICANT—Dayton Barsplice, Incorporated—couplers for splicing rebars.

801-80-SA

APPLICANT—Securiton Magnolock Corporation—electromagnetic door locks.

802-80-SA

APPLICANT—American Standard, Incorporated—whirlpool bathtubs.

129-80-A

APPLICANT—Alphonse J. Calvanico, for Abraham Gartenbaum, owner.

SUBJECT—Application February 13, filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Tyndale Street, south side, 100.02 feet west of Barclay Avenue, Block 6403, Lot 45, Annadale, Borough of Staten Island.

132-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Woodrow Road, west side, 2171.99 feet north of Sherril Avenue, Block 5720, Lot 42, Woodrow, Borough of Staten Island.

157-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Mercedes-Benz Anti-freeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

158-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Autobahn Antifreeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

167-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Lincoln Street, north side, 60.21 feet east of LaGuardia Avenue, Block 696, Lot 332, Todt Hill, Borough of Staten Island.

168-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—94 Lincoln Street, south side, 120 feet east of LaGuardia Avenue, Block 696, Lot 271, Todt Hill, Borough of Staten Island.

169-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Croak Avenue, north side, 60 feet east of LaGuardia Avenue, Block 696, Lot 258, Todt Hill, Borough of Staten Island.

707-79-A

APPLICANT—Robert J. De Boissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

SEPTEMBER 23, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, September 23, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

138-73-BZ

APPLICANT—Reverend Walter A. Jones for Majority Baptist Church, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired October 20, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C3-2 district, the erection of a two story enlargement to adjoining structures to be occupied as a church that will exceed the permitted floor area ratio.

PREMISES AFFECTED—115-121 Farmers Boulevard, northeast corner of 115th Road, Block 11032, Lots 1 and 2, St. Albans, Borough of Queens.

82-65-BZ

APPLICANT—Max Siegel Associates for River Park Corp. #2 and Park Holding Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a R8 and R10 district in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—500 East 77th Street, south side, Block Front York Avenue east side through to East 76th Street, north side, Block 1488, Lots 1, 13 and 45, Borough of Manhattan. Community Board #8M.

1037-66-A

APPLICANT—Leonard F. Rothkrug for Church of St. John Vianney Cure of Ars, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 8, 1980—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy—Class 5 public building (church); previously granted on condition.

PREMISES AFFECTED—725 Castlehill Avenue, southwest corner of Homer Avenue, Block 3610, Lots 1, 16, 49 and 58, Borough of The Bronx.

271-71-BZ

APPLICANT—Lama and Vassalotti for East 56th Plaza, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 6, 1981—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C1-9 and R10 district, at an existing 39 story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—1006 to 1020 First Avenue, 401 to 435 East 55th Street, northeast corner and 400 to 416 East 56th Street, Block 1367, Lot 1, Borough of Manhattan. Community Board #6M.

713-59-A

APPLICANT—Robert Gordon for Parsons Realty Company of Queens Company Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 8, 1980—appeal from a decision of the Borough Superintendent re- frame building, business use; previously granted on condition.

PREMISES AFFECTED—139-78 35th Avenue, south side, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.

822-77-BZ

APPLICANT—Walter T. Gorman for Fabrizio Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-4 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—4566 Broadway a/k/a 2 Nagle Avenue, northeast corner, Block 2172, Lot 1, Borough of Manhattan. Community Board #12M.

125-55-BZ

APPLICANT—Lama and Vassalotti for Theodore Tannor, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 19, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 7A of the Zoning Resolution, permitting in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with show windows nearer the residence use district that is permitted and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath Avenue and 146-158 Bay 25th Street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn. Community Board #13BK.

ZONING CASES

165-80-BZ

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches into the required front, side and rear yards.

PREMISES AFFECTED—1155 58th Street, northside, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn. Community Board #12BK.

166-80-A

APPLICANT—Harry Soled for Forkash Construct Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

CALENDAR

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn.

177-80-BZ

APPLICANT—McGee and Morsellino for Joseph R. Stepnowski and Joseph Giangola, owner.

SUBJECT—Application February 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the conversion of an existing one story building from a florist establishment into an automobile repair shop.

PREMISES AFFECTED—189-08 Northern Boulevard, south side, 46.35 feet east of 189th Street, Block 5512, Lot 10, Bayside, Borough of Queens. Community Board #11Q.

432-80-BZ

APPLICANT—Leonard F. Rothkrug for Charles and Elizabeth Cardile, Charlie's Supermarket, owner.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an existing two story mixed building, the erection of an enlargement to the first floor retail store that increases the degree of non-conformity.

PREMISES AFFECTED—215-11/17 39th Avenue, north side, 20 feet west of 215th Place, Block 6244, Lot 25, 26, and 125 Bayside, Borough of Queens. Community Board #11Q.

443-80-BZ

APPLICANT—Sheldon Lobel for Stanley Manor, Incorporated, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one story and basement one family dwelling.

PREMISES AFFECTED—49-07 Browvale Lane, east side, 105 feet south of Gaskell Road, Block 8248, Lot 19, Little Neck, Borough of Queens. Community Board #11Q.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 23, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 23, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

170-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Fuel Tank" (12) twelve ounce can with Continental ALDO can closed top, container not in compliance with regulations of the Administrative Code of New York City.

171-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Tune Up" composite (12)

twelve ounce can with Owens-Illinois ALDO End Closed Top. Container not in compliance with regulations of the Administrative Code of New York City.

172-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Fire Power Gas Treatment" (12) twelve ounce can with Owens-Illinois ALDO End Closed Top. Container not in compliance with regulations of the Administrative Code of New York City.

176-80-A

APPLICANT—Walter T. Gorman, for Fabrizio Realty Corporation, owner.

SUBJECT—Application February 28, 1980—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-0.B2 of the Administrative Code.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle Avenue, Block 2172, Lot 1, Borough of Manhattan.

282-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Dowgard-Summer Coolant/Winter Antifreeze" (1) one gallon plastic bottle with childproof plastic cap. Container not in compliance with regulations of the Administrative Code of New York City.

283-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Firestone Frigitone Antifreeze and Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

284-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Atlas Perma-Guard (R) Anti-Freeze/Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

285-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible known as "Award Antifreeze Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

CALENDAR

286-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Mobil (R) Antifreeze and Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

287-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Com-

bustible mixture known as "Shop Rite All Season Anti-Freeze" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

288-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re-packaging of Combustible mixture known as "J. C. Penny Anti-Freeze and Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in Compliance with regulations of the Administrative Code of New York City.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JULY 1, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 17, 1980, were approved as printed in the Bulletin of June 26, 1980, Volume 65, Number 26.

395-59-BZ

APPLICANT—Andrew Di Camillo for Salvatore Campo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 5, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7a and 7h of the Zoning Resolution, permitting in a local retail use district, the erection of a loading platform and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2301-2305 Voorhies Avenue and 2685-2693 East 23rd Street, northeast corner, Block 7468, Lots 60 and 61, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #15BK conditional approval was received on June 16, 1980; and

WHEREAS, this application was granted by the Board on January 5, 1960, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 1, 1960, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 5, 1960 as amended through November 24, 1970 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; on condition that the premises shall be kept cleaned and maintained at all times and that the existing shrubs shall be maintained at all times; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1707-59)

141-66-BZ

APPLICANT—M. Martin Elkind for Frank Alfano, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired May 24, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-2 district, on an existing parking lot, the erection of a one story building for use as a garage with sale of used cars and parking in the open area.

PREMISES AFFECTED—338 East 9th Street, south side, 225 feet west of First Avenue, Block 450, Lot 23, Borough of Manhattan. Community Board #3M.

APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #3M was notified by the applicant on April 1, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on May 24, 1966, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 1, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on May 24, 1966, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the barbed wire be removed from the fence and that the signs shall comply with the C-1 district regulations; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1861-65)

352-74-BZ

APPLICANT—Barbara C. Alleyne, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 8, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of a three story enlargement to a dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—372 Adelphi Street, west side, 96 feet north of Greene Avenue, Block 2120, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Barbara S. Alleyne and Adi Nehy.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1974, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits with complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 23, 1974 as amended through May 8, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 1616-73).

193-78-BZ

APPLICANT—Thaddeus P. Albinski for Barbellen Properties Corporation, owner; Riverside Theatre Workshop, lessee.

MINUTES

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of March 17, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, in an existing three story commercial building the use of the second floor as a theatre.

PREMISES AFFECTED—2710 Broadway and 228/234 West 104th Street, southeast corner, Block 1875, Lot 46, Borough of Manhattan.

APPEARANCES—
For Applicant: None.

ACTION OF THE BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

194-78-A

APPLICANT—Thaddeus P. Albinski for Barbellan Properties Corporation, owner; Riverside Theatre Workshop, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of March 17, 1978—appeal from a decision of the Borough Superintendent re-use of non-fireproof structure as theatre.

PREMISES AFFECTED—2710 Broadway and 228/234 West 104th Street, southeast corner, Block 1875, Lot 46, Borough of Manhattan.

APPEARANCES—
For Applicant: None.

ACTION OF THE BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

358-78-BZ

APPLICANT—N. Massand for H. Goldberg, owner, Julian Alfonso, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of May 15, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 within an R3-2 district, in an existing two story building, the change in the use of the first floor store into an eating and drinking establishment without restrictions.

PREMISES AFFECTED—220-224 Jamaica Avenue, south side, 313.58 feet west of 222nd Street, Block 10789, Lot 271, Queens Village, Borough of Queens.

APPEARANCES—
For Applicant: None.

ACTION OF THE BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

408-78-BZ

APPLICANT—Ralph P. Albanses for Carl Cascio, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of June 6, 1978—decision

of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the demolition of an existing gasoline station and the enlargement in area of the portion of the site occupied as a retail store.

PREMISES AFFECTED—599-605 Crescent Street, southeast corner of Sutter Avenue, Block 4268, Lot 21, Borough of Brooklyn.

APPEARANCES—
For Applicant: None.

ACTION OF THE BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

1133-78-BZ

APPLICANT—Dominick Salvati and Son for Gleitman Realty, owner; Disco, Incorporated, lessee.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of December 14, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 (R6) district in an existing four story building, the addition to the uses of the first floor restaurant to include cabaret.

PREMISES AFFECTED—326-330 7th Avenue, northwest corner of 9th Street, Block 1006, Lot 43, Borough of Brooklyn.

APPEARANCES—
For Applicant: None.

ACTION OF THE BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

172-79-BZ

APPLICANT—McGee and Morsellino for Anthony Luciano, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, the erection of a one story enlargement to an existing real estate office with accessory parking in the open space.

PREMISES AFFECTED—167-04 Northern Boulevard, southeast corner of 167th Street, Block 5398, Lot 11, Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—
Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1979 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 24,

MINUTES

1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from July 24, 1980." (Alt. 1258-78)

205-79-BZ

APPLICANT—Mr. Philip Teller for Mr. Chiam Gross, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the erection of a three story and cellar two family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—1660 49th Street, south side, 270 feet west of 17th Avenue, Block 5454, Lot 34, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12BK was notified by the applicant on May 17, 1980 and no response has been received; and

WHEREAS, the application was granted by the Board on July 24, 1979 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 24, 1979 by adding thereto:

"That the premises shall substantially conform to revised drawings of proposed conditions marked 'Received May 6, 1980'—six sheets; *on condition* that the building may be occupied with a maximum of two families, one family on the 1st floor and one family on the 2nd floor and that there be no habitable rooms in the cellar; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 24-79)

520-79-BZ

APPLICANT—Tufo, Johnston and Zuccotti for Way West Development Company, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, the conversion of an existing nine story building from a warehouse into a multiple dwelling.

PREMISES AFFECTED—378-390 West 12th Street, south side, 44 feet west of Washington Street, Block 640, Lots 12 and 19, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Paul D. Selner.

For Opposition: Doris Diether.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

905-79-BZ

APPLICANT—Benjamin A. Shafran for J. Wasserstein, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a M1-6 district, in an existing six story building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—107 West 25th Street, north side, 100 feet west of 25th Street, Block 801, Lot 30, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Benjamin Shafran.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, community board #4M was notified by the applicant on May 19, 1980 and no response has been received; and

WHEREAS, the building is fully sprinklered; and

WHEREAS, there are two means of egress from each floor consisting of two enclosed stairs; and

WHEREAS, there is a smoke detector with self contained alarm in each apartment; and

WHEREAS, the existing fire alarm station on each floor with alarms that can be heard throughout the building shall be re-activated; and

WHEREAS, this application was granted by the Board on March 4, 1980, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 4, 1980 by adding thereto:

"To permit the conversion of the second floor, from commercial or manufacturing use, to residential use, and to allow the elimination of existing fire escapes located at front and rear of building, substantially as shown on revised drawing of proposed conditions marked 'Received April 9, 1980'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 1162-77)

887-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 219-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lot 21, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

MINUTES

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., Special Order Calendar for decision at the request of the applicant; hearing closed.

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractors yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

317-76-BZ

APPLICANT—Paul Roth for Paul and Marcia Roth, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired March 7, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, the enlargement in area of a dwelling on a through lot that encroaches on the required front yard.

PREMISES AFFECTED—33-15 Murray Lane, east side, 127.97 feet south of 33rd Avenue, Block 4993, Lot 63, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Roth.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

1087-79-BZ

APPLICANT—Nicholas J. Salvadeo for Sam Costa, owner.

SUBJECT—Application October 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 and C2-1 district, the erection of a two story banquet hall and catering establishment with accessory parking in the open area.

PREMISES AFFECTED—Boundry Avenue, southwest corner of Midland Avenue, Block 3691, Lot 1, Grant City, Borough of Staten Island.

APPEARANCES—

For Applicant: Nicholas Salvadeo.

For Opposition: Thomas M. Belbat.

ACTION OF BOARD—Decision deferred and laid over to July 8, 1980, at 10 A.M., hearing closed.

1170-79-BZ

APPLICANT—Sheldon Lobel for Lex-Parc Properties Incorporated, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M1-6 district, the erection of seven additional stories on an existing four story manufacturing building that penetrates the sky exposure plane

and the use of all floors above the first floor as a multiple dwelling.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Doris Diether, C.B. #2M and Sandy Hornick, C.P.C.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

1171-79-A

APPLICANT—Sheldon Lobel for Lex-Parc Properties, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Doris Diether, C.B. #2M and Sandy Hornick, C.P.C.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

1270-79-BZ

APPLICANT—Harry Soled for Congregation Aterth Yeshua, Menachem Landau, President, owner.

SUBJECT—Application December 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story mixed building that will exceed the permitted floor area ratio and have less than the required open space ratio for the residential area.

PREMISES AFFECTED—1551 51st Street, north side, 260 feet west of 16th Avenue, Block 5458, Lot 57, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Joseph Friedman.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

1271-79-A

APPLICANT—Harry Soled for Congregation Atereth Yeshua, owner.

SUBJECT—Application December 31, 1979—appeal from the decision of the Borough Superintendent, re- Lot Line window.

PREMISES AFFECTED—1551 51st Street, north side, 260 feet west of 16th Avenue, Block 5458, Lot 57, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

2-80-BZ

APPLICANT—James M. Gilhooly for Paul Galietti, owner.

SUBJECT—Application January 2, 1980—decision of the Borough Superintendent, under Section 72-01 of the Zoning Resolution to permit in an R4 district, the erection of a one story and basement building for use as a gymnasium with accessory use.

PREMISES AFFECTED—22-37 College Point Boulevard, east side, 100 feet north of 23rd Avenue, Block 4198, Lot 5, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: James M. Gilhooly, Linda Galietti and Paul Galietti.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

116-80-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for Babes Restaurant, Incorporated, lessee.

SUBJECT—Application February 1, 1980—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 22 story office building, the addition to the uses of the first floor and mezzanine restaurant to include limited cabaret.

PREMISES AFFECTED—113-9 West 40th Street, 114-8 West 41st Street, north side, 200 feet west of Avenue of the Americas, Block 993, Lot 22, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sid Davidoff and Monie Fevenstein.

For Opposition: None.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

136-80-BZ

APPLICANT—Sheldon Lobel for Holiday Inn and Flight Hotel, Incorporated, owner.

SUBJECT—Application February 11, 1980—decision of the

Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of a three story enlargement to an existing hotel that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—99-11 Ditmars Boulevard, 100-15 Ditmars Boulevard, northeast corner of 22nd Avenue, Block 1634, Lots 1, 99 and 101, East Elmhurst, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Sheldon Lobel, Abraham N. Siref and Kenneth Scholl.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

152-80-BZ

APPLICANT—George Perotto, for Florida Properties, owner, Chris Low Food Service Incorporated, lessee.

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 73-243 of the Zoning Resolution, to permit in a C1-2 and R3-2 district, in conjunction with the reconstruction of an existing diner, the addition to the uses to include drive-in facilities.

PREMISES AFFECTED—220-02 Jamaica Avenue, south side, 256.23 feet east of Springfield Avenue, Block 10789, Lot 264, Queens Village, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to September 16, 1980, at 10 A.M.; hearing closed.

153-80-BZ

APPLICANT—Henry Wolinsky for WSH Realty Corporation, owner.

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, in an existing three story mixed building, the erection of an enlargement to the first store that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—1907 Avenue N, north side, 43.6¾ feet east of East 19th Street, Block 6739, Lot 86, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Henry Wolinsky.

For Opposition: None.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

202-80-BZ

APPLICANT—Nicholas J. Salvadeo for Guido Passarelli, owner.

SUBJECT—Application March 5, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-1 and R3-2 district, the enlargement in area of an existing bowling establishment with accessory uses previously before the Board that will extend into the residence district.

MINUTES

PREMISES AFFECTED—1600 Hylan Boulevard, southwest corner of Raritan Avenue, Block 3372, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2 S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: Robert Reinke, G. Coputo, A. Leotta, J. Maintta, J. A. Burg, P. Quattrache, Mary Mottola, Rita Romano, H. Sklar and many others.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing.

205-80-BZ

APPLICANT—Sheldon Lobel for Henry H. Minskoff, Myron A., Jerome and Muriel R. Minskoff, and Muriel R. Stewart, owner.

SUBJECT—Application March 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, within an existing one story retail store structure, the use of the cellar as a physical culture establishment.

PREMISES AFFECTED—97-10 63rd Road, southeast corner of 63rd Road, Block 2089, Lot 1, Rego Park, Borough of Queens. Community Board #6Q.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

281-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Company for The 120-122 West 20th Street Limited Partnership.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing seven story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—120-122 West 20th Street, south side, 253 feet west of Avenue of the Americas, Block 795, Lot 54, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Francis R. Angelino, John E. Eckel, Jr. and Shael Shapiro.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

347-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family

dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2283 Ryder Street, northeast corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Sidney Guran, John V. DePaolo, Edward Lauria, Sol Arker, A. Marano, Betty Harrison, Joseph and Shirley Tsang, Morris Kurtz and many others.

For Opposition: Frank R. Seddio, Robert Gochfeld, C.P.C., and Meyer Freindes, C.P.C.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

348-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2279 Ryder Street, east side, 26.10½ feet north of Avenue V, Block 8556, Lot 3, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

349-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the site, set back.

PREMISES AFFECTED—2275 Ryder Street, east side, 51.9 feet north of Avenue V, Block 8556, Lot 4, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

350-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2271 Ryder Street, east side, 77.9 feet north of Avenue V, Block 8556, Lot 5, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

MINUTES

351-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2269 Ryder Street, east side, 103.9 feet north of Avenue V, Block 8556, Lot 6, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

352-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2265 Ryder Street, east side, 129.9 feet north of Avenue V, Block 8556, Lot 10, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

353-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2261 Ryder Street, east side, 155.9 feet north of Avenue V, Block 8556, Lot 12, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

354-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2259 Ryder Street, east side, 181.9 feet north of Avenue V, Block 8556, Lot 13, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

355-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2257 Ryder Street, east side, 199.9 feet north of Avenue V, Block 8556, Lot 14, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

356-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2255 Ryder Street, east side, 225.9 feet north of Avenue V, Block 8556, Lot 16, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

357-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2251 Ryder Street, east side, 251.9 feet north of Avenue V, Block 8556, Lot 17, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

358-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2249 Ryder Street, east side, 269.9 feet north of Avenue V, Block 8556, Lot 18, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

359-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

MINUTES

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2245 Ryder Street, east side, 295.9 feet north of Avenue V, Block 8556, Lot 19, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

360-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2243 Ryder Street, east side, 390.0 feet north of Avenue V, Block 8556, Lot 20, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

361-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2241 Ryder Street, east side, 328.3 feet north of Avenue V, Block 8556, Lot 21, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

362-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2237 Ryder Street, east side, 300 feet north of Avenue V, Block 8556, Lot 23, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

363-80-BZ

APPLICANT—Edward Lauria for Josephine Gioe and Salvatore Castagna, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zon-

ing Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2280 Ryder Street, northwest corner of Avenue V, Block 8555, Lot 1, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

364-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Harrison, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2276 Ryder Street, west side, 51.9 feet north of Avenue V, Block 8555, Lot 76, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

365-80-BZ

APPLICANT—Edward Lauria for Frances Pedone, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2274 Ryder Street, west side, 76.7½ feet north of Avenue V, Block 8555, Lot 74, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

366-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. A. Mitrani, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2270 Ryder Street, west side, 101.6 feet north of Avenue V, Block 8555, Lot 72, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

367-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Moy, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zon-

MINUTES

ing Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2268 Ryder Street, west side, 125.4½ feet north of Avenue V, Block 8555, Lot 70, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

368-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. DiTomasso, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2264 Ryder Street, west side, 151.3 feet north of Avenue V, Block 8555, Lot 68, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

369-80-BZ

APPLICANT—Edward Lauria for Mr. J. Tomasino, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2262 Ryder Street, west side, 175.1½ feet north of Avenue V, Block 8555, Lot 67, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

370-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. V. Sciarino, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2258 Ryder Street, west side, 201 feet north of Avenue V, Block 8555, Lot 65, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

371-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. A. Quaranta, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2256 Ryder Street, west side, 225.10½ feet north of Avenue V, Block 8555, Lot 64, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

372-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Guadagno, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2254 Ryder Street, west side, 250.9 feet north of Avenue V, Block 8555, Lot 62, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

373-80-BZ

APPLICANT—Edward Lauria for Benedetto Salvatore and Isabel Calero, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2252 Ryder Street, west side, 275.7½ feet north of Avenue V, Block 8555, Lot 61, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

374-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. D. Dovek, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2248 Ryder Street, west side, 300.6 feet north of Avenue V, Block 8555, Lot 60, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

375-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. J. Lafemina, owner.

MINUTES

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2246 Ryder Street, west side, 325.4½ feet north of Avenue V, Block 8555, Lot 59, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

376-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. F. Pinto, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2242 Ryder Street, west side, 350.3 feet north of Avenue V, Block 8555, Lot 58, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

377-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Al Lockser, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2240 Ryder Street, west side, 375½ feet north of Avenue V, Block 8555, Lot 57, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 8, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

379-80-BZ

APPLICANT—Leonard F. Rothkrug for Robert Silverman, owner, Norgate Development Associates, Developer.

SUBJECT—Application March 14, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-1 district, the Conversion of an existing factory building into a multiple dwelling.

PREMISES AFFECTED—390 Nostrand Avenue, southwest corner of Gates Avenue, Block 1812, Lot 42, Borough of Brooklyn. Community Board #3BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Robert Silverman, Sydney Engel and Jerrold F. Hirschen.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

380-80-BZ

APPLICANT—Leonard F. Rothkrug for Norgate Development Associates, owner.

SUBJECT—Application March 14, 1980—decision of the Borough Superintendent, under Section 11-413 and 73-451 of the Zoning Resolution, to permit in a C1-2 and R6 district, the use of an existing parking facility previously before the Board as an off-site accessory parking lot for a multiple dwelling.

PREMISES AFFECTED—391-395 Gates Avenue, north side, 99.10 feet west of Nostrand Avenue, Block 1807, Lots 61, 62, 63 and 65, Borough of Brooklyn. Community Board #3BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for decision; hearing closed.

1047-79-BZ

APPLICANT—David Paul Halpern for National Railway Publication Company, owner.

SUBJECT—Application September 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing thirteen story building, the structural alteration and conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—424 West 33rd Street, south side, 268.09 feet west of Ninth Avenue, Block 730, Lot 63, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: None.
For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

1190-79-BZ

APPLICANT—Lauria Associates for Dr. Stephen DelRey, DDS, owner.

SUBJECT—Application November 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 district, the enlargement of the existing dental home occupation floor area that creates non-compliance within the side yard for community facility occupancy.

PREMISES AFFECTED—2301 Victory Boulevard, northwest corner of Livermore Avenue, Block 474, Lot 1, Westerleigh, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Ed Lauria, P.E.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

MINUTES

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1979, acting on Alt. Applic. #271, reads:

"1. Proposed conversion of an existing one family residence in an R3-2 district, with home occupation on the first floor, (Use Group 2) to a building used partly for a Community Facility Use (Use Group 4) with a 0' 0" side yard is contrary to Section 24-35 of the Zoning Resolution".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #1S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the enlargement of the existing dental home occupying floor area that creates noncompliance within the side yard for community facility occupancy *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 20, 1979", 3 sheets, and "April 22, 1980", 3 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed on each level of this structure; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1269-79-BZ

APPLICANT—Arthur Guttman for 150 West 26th Street Corporation, owner.

SUBJECT—Application December 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter to permit in an M1-6 district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—146-150 West 26th Street, south side, 214.7 feet east of Seventh Avenue, Block 801, Lot 68, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Arthur Guttman.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 3, 1980, after due notice by publication in the Bulletin; laid over to June 17, 1980; then to July 1, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 26, 1979, acting on Alt. Applic. #861/1979, reads:

"C3. Proposed change of use from factory to "General Residential", Use Group 2, in M1-6 zoning district is not permitted as of right, sec. 42-10 Z.R. No zoning guidance for such use in M1-6 zoning district."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing nine-story building, the conversion of all floors above the first floor from lofts into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 31, 1979", 4 sheets; and "June 13, 1980," 3 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station, connected to an alarm that can be heard throughout the building, be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; that the second floor be restricted to conforming, non-hazardous commercial or manufacturing occupancies; that the penthouse be restricted to business office use only; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1-80-BZ

APPLICANT—McGee and Morsellino for Cos Realty Corporation, owner.

SUBJECT—Application January 2, 1980—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in an R4 district, the erection of a one story enlargement to an existing automobile service station with accessory uses.

PREMISES AFFECTED—78-29 Grand Avenue, northwest corner of 79th Street, Block 2492, Lot 72-73, Elmhurst, Borough of Queens. Community Board #4Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1980, after due notice by publication in the Bulletin; laid over to June 3, 1980; then to June 17, 1980; then to June 24, 1980; then to July 1, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1979, acting on Alt. Applic. #1268/1978, reads:

"1. The proposed enlargement of an existing non-conforming gasoline service station with automobile repairs, U.G. 16, located within a residential R-4 zone, is contrary to Sections 22-00 and 52-40 Z.R.

2. As there are no bulk requirements for a commercial use within a residential area, the applicant is referred to the B.S.A. for their determination."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #4Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a one-story enlargement to an existing automotive service station with accessory uses *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 2, 1980", 1 sheet, and "June 13, 1980", 9 sheets; and *on further condition* that the hours of operation be limited to from 6:00 A.M. to 7:00 P.M. Monday through Saturday, closed on Sunday; that repair services be restricted to minor repairs with hand tools only; that there shall be no body repairs or paint spraying performed; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

65-80-BZ

APPLICANT—Weinberg, Kirshenbaum and Tambasco for Luigi Silvestri, owner.

SUBJECT—Application January 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a two story and basement, two family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—1754 80th Street, south side, 320½ feet west of 18th Avenue, Block 6284, Lot 34, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Harold Weinberg, P.E. and Anthony T. Nappi, R.A.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1980, acting on N.B. #224/79, reads:

"1. Proposed 2 family dwelling in R5 district, is contrary to Article II Chapter 3, Section 23-49 of the Zoning Resolution. Provide one side yard at least 8' 0" wide along side lot line of zoning lot where party wall is not utilized.

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #11BK. has recommended approval of this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two-story and basement, two-family dwelling that encroaches on the required side yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 28, 1980", 7 sheets; and *on further condition* that a deed restriction limiting the occupancy to a two-family dwelling be filed; that the Certificate of Occupancy shall indicate the libre, page and date of recording of said covenant; that a smoke detector with a self-contained alarm be installed on each level of this structure; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

66-80-BZ

APPLICANT—Weinberg, Kirshenbaum and Tambasco for Luigi Silverstri, owner.

SUBJECT—Application January 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story and basement, two family dwelling that encroaches on the required side yard.

PREMISES AFFECTED—1758 80th Street, south side, 295½ feet west of 18th Avenue, Block 6284, Lot 35, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: Harold Weinberg, P.E. and Anthony T. Nappi, R.A.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1980 acting on N.B. #225/79, reads:

"1. Proposed 2 family dwelling in R5 district, is contrary to Article II, Chapter 3, Section 23-49 of the Zoning Resolution. Provide one side yard at least 8' 0" wide along side lot line of the zoning lot where party wall is not utilized.

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #11BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two-story and basement, two-family dwelling that encroaches on the required side yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 28, 1980", 7 sheets; and *on further condition* that a deed restriction limiting the occupancy to a two-family dwelling be filed; that the Certificate of Occupancy shall indicate the libre, page and date of recording of said covenant; that a smoke detector with a self-contained alarm be installed on each level of this structure; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

159-80-BZ

APPLICANT—Samuel J. Kisseloff for contract vendee: 1979 Nominee Corporation.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in an R7-2 district, the enlargement in floor area and conversion of an existing commercial and community facility structure into an eleven story multiple dwelling that will exceed the permitted floor area ratio, have less than the required open space ratio and lot area per room and encroach on the required rear yard.

PREMISES AFFECTED—135-147 West 70th Street, north side, 181.5 feet east of Broadway, Block 1142, Lot 15, Borough of Manhattan. Community Board #7M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 3, 1980, after due notice by publication in the Bulletin; laid over to June 6, 1980; then to June 17, 1980; then to July 1, 1980; and

WHEREAS, the decision of the Borough Superintendent,

dated February 7, 1980, acting on Alt. Applic. #1311/1979, reads:

"1. Proposed enlargement and conversion to residence with F.A.R. greater than permitted by 23-142 ZR is contrary to 54-21 ZR.

2. Proposed enlargement and conversion to residence with O.S.R. less than required by Section 23-142 ZR is contrary to 54-21 ZR.

3. Proposed conversion to residence with proposed lot area per room less than 85 square feet is contrary to Section 23-223 Z.R.

4. Proposed conversion of building to residence with rear yard of less than 30' is contrary to 23-47 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #7M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the enlargement in floor area and conversion of an existing commercial and community facility structure into an 11-story multiple dwelling that will exceed the permitted floor area ratio, have less than the required open space ratio and lot area per room and encroach on the required rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 26, 1980", in a 35 sheet booklet; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment and on each mezzanine level; that a rate-of-rise device be installed in the public halls and spaces including the cellar, connected to an alarm that can be heard throughout the building; that a manual fire alarm station be installed on each floor; that tenant recreational space be provided; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

160-80-A

APPLICANT—Samuel J. Kisseloff for Contract Vendee: 1979 Nominee Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—135-147 West 70th Street, north side, 181.5 feet east of Broadway, Block 1142, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 7, 1980, on Alt. Applic. #1311/79, reads:

"5. Minimum depth of required rear yard must be 30' for first 125' above curb level and 50' above that

MINUTES

point. Proposed rear yard does not comply with Sec. 26 R5b M.D.L.

6. Proposed mezzanine rooms do not comply with Sec. 30 #3 M.D.L. in that they extend more than 30' in depth from street or yard on which they face without a window opening on a lawful court."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Stanley M. Wolf, R.A. and Commissioner John J. Walsh, P.E.; and

Resolved, that the decision of the Borough Superintendent, dated February 7, 1980, acting on Alt. Applic. #1311/1979, Objection No. 5 only, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 159-80-BZ; and that all other laws, rules and regulations be complied with.

197-80-BZ

APPLICANT—Leonard F. Rothkrug for 177 East 79th Street Development Association, owner.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of a high rise multiple dwelling that exceeds the permitted floor area ratio encroaches into the required rear yard, rear set backs above 125 feet, the minimum distance between window and lot lines and penetrates the sky exposure plane.

PREMISES AFFECTED—177 East 79 Street, north side, 134 feet west of Third Avenue, Block 1508, Lot 130, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 13, acting on N.B. Applic. 21/79, reads:

"1. Proposed building is contrary to Section 23-15 since it exceeds permitted FAR.

2. Proposed building which does not have a 30' rear yard is contrary to Section 23-47 Z.R.

3. Proposed building is contrary to Section 23-61 Z.R. since it does not provide 30' distance between required windows and rear lot line.

4. Proposed building is contrary to Section 23-663 Z.R. since it does not have a 50' rear yard above 125'.

5. Proposed building is contrary to Section 23-632 Z.R. since it pierces sky exposure plane.

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner Stanley M. Wolf, R. A.; and

WHEREAS, Community Board #8M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R10 district, the erection of an 18-story and penthouse multiple dwelling that exceeds the permitted floor area ratio, encroaches into the required rear yard, rear setback 125 feet, the minimum distance between windows and lot lines, and penetrates the sky exposure plane *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 4, 1980, 1 sheet, "June 13, 1980", 6 sheets, and "June 27, 1980", 2 sheets; and *on further condition* that an approved smoke detector with a self-contained alarm be installed in each apartment; that 25 percent of the roof space be allocated as tenant recreational area; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

198-80-A

APPLICANT—Leonard F. Rothkrug for 177 East 79th Street Development Association, owner.

SUBJECT—Application March 4, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—177 East 79th Street, north side, 134 feet west of Third Avenue, Block 1508, Lot 130, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1980, on N.B. Applic. #21/79, reads:

"23. Cellar living rooms are contrary to Sec. 34 MDL since they do not open on adequate adjacent space."

and

WHEREAS, the premises was inspected by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.

Resolved, that the decision of the Borough Superintendent, dated February 13, 1980, acting on N.B. Applic. #21/1979, Objection No. 23, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 197-80-BZ; and that all other laws, rules and regulations be complied with.

382-80-BZ

APPLICANT—Stein, Davidoff for Howard Estrin, owner, Ross and Timm Productions, Lessee.

SUBJECT—Application March 17, 1980—decision of the Borough Superintendent, under Section 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing two story building, the enlargement in area and conversion of the second floor from a contractor's establishment into a theatre that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—316 East 91st Street, south side, 250 feet east of Second Avenue, Block 1553, Lot 41, Borough of Manhattan. Community Board #8M.

MINUTES

APPEARANCES—

For Applicant: Sid Davidoff.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1980 acting on Alt. Applic. #1474/79, reads:

"1. Change of use from offices for electrical contractor U.G.6 to theatre U.G.8, on second story in an R8 zone district is contrary to Section 52-332 of the Zoning Resolution.

"2. New floor area is an increase in the degree of non-compliance and is contrary to Section 52-41 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #8M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R8 district, in an existing two-story building, the enlargement in area and conversion of the second floor from a contractor's establishment into a theatre that increases the degree of non-compliance in floor area ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 17, 1980", 5 sheets, and "May 28, 1980", 4 sheets; and *on further condition* that this variance shall be limited for a term of 15 years; that a waiting area for theatre patrons be provided within the building; that the theatre shall close no later than 12:30 A.M.; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 4:00 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 1, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

1108-79-A

APPLICANT—Alphonse J. Calvanico for Two Grand Avenue Associates, owner.

SUBJECT—Application October 16, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—722 Craig Avenue, west side 600 feet north of Hylan Boulevard, Block 7941, Lot 26, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 24, 1979, on N.B. Applic. #1536/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 24, 1979, acting on N.B. Applic. #1536/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "October 16, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

38-80-A

APPLICANT—Gerald M. Daub for Felix Bernardo, owner.
SUBJECT—Application January 15, 1980, re- Cellar Apartment for Superintendent.

PREMISES AFFECTED—218-20 West 21st Street, south side, 235 feet west of Seventh Avenue, Block 770, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald M. Daub.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1979, on Alt. Applic. #1128/78, reads:

"1. Proposed superintendent apt. in cellar does not comply with Sec. 216.3 M.D.L." and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated December 17, 1979, acting on Alt. Applic. #1128/78, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the cellar apartment only be used as a superintendent's apartment; that double hung windows be provided; that the window area is to be at least $\frac{1}{8}$ the area of the room B.S.B; and *on further conditions* that the building shall substantially conform to drawings marked received "January 15, 1980", 5 sheets; and that all laws, rules and regulations shall be complied with.

130-80-A

APPLICANT—Alphonse J. Calvanico for Melchior Ancona, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—762 Woodrow Road, south side, 63.19 feet east of Belfield Avenue, Block 6273, Lot 4, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1980, on N.B. Applic. #2033/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated January 15, 1980, acting on N.B. Applic. #2033/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner;

that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "February 13, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

131-80-A

APPLICANT—Alphonse J. Calvanico for Melchior Ancona, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—766 Woodrow Road, southeast corner of Belfield Avenue, Block 6273, Lot 1, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1980, on N.B. Applic. #2034/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 15, 1980, acting on N.B. Applic. #2034/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site run-off to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "February 13, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

MINUTES

158-79-A—Vol. II

APPLICANT—McGee and Morsellino for 130 North Conduit Corporation, owner, Merit Oil Corporation, lessee.

SUBJECT—Application reopened May 13, 1980 as Volume II, re- decision of the Borough Superintendent, re- proposed conversion to self-service automotive service station contrary to Section C19-73.0(b)2 of the Administrative Code of the City of New York.

PREMISES AFFECTED—129-03 North Conduit Avenue, northwest corner of 130th Street, Block 11863, Lots 12, 57, 61 and 63, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M., for continued hearing at the request of the applicant.

707-79-A

APPLICANT—Ed Lauria for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria, P.E.

ACTION OF BOARD—Laid over to September 16, 1980, at 2 P.M., for continued hearing; additional information to be submitted.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to July 15, 1980, at 2 P.M., at the request of the applicant; hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbitts Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to July 15, 1980, at 2 P.M., hearing closed; at the request of the applicant.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest

corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to July 15, 1980, at 2 P.M., at the request of the applicant; hearing closed.

1261-79-A

APPLICANT—Warwick Laboratories Company, Incorporated, owner.

SUBJECT—Application December 20, 1979—appeal from a decision of the Fire Department re- packaging of flammable mixture known as Warco Windshield Washer Anti Freeze and Cleaner in 16 ounce round plastic container with child-proof screw cap. Containers not in compliance with the New York City Administrative Code.

APPEARANCES—

For Applicant: Michael Goldner.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M., for decision; hearing closed.

1262-79-A

APPLICANT—Warwick Laboratories Company, Incorporated, owner.

SUBJECT—Application December 20, 1979—appeal from a decision of the Fire Department, re- packaging of flammable mixture known as Warco Ice Check in round 12 ounce plastic container with child-proof Screw Cap containers. Containers not in accordance with the New York City Administrative Code.

APPEARANCES—

For Applicant: Michael Goldner.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M., for decision; hearing closed.

32-80-A

APPLICANT—Calvin F. Rueping, Technical Service Representative for Jefferson Chemical Company, owner.

SUBJECT—Application January 11, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Valvoline Permanent Anti-Freeze and Coolant" in one (1) gallon plastic rectangular container with plastic child-proof cap with aluminum foil seal. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Donald R. Drescher.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M., for decision; hearing closed.

MINUTES

33-80-A

APPLICANT—Calvin F. Rueping, Technical Service Representative for Jefferson Chemical Company, owner.

SUBJECT—Application January 11, 1980—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Big A Antifreeze and Coolant" in one (1) gallon plastic rectangular container with plastic child-proof cap with aluminum foil seal. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Donald R. Drescher.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M., for decision; hearing closed.

52-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—Martin Bloom, et al.

SUBJECT—Application January 22, 1980—for Modification of Certificate of Occupancy #48279—sprinkler system.

PREMISES AFFECTED—162-20/24 Jamaica Avenue, south side, 20 feet west of New York Boulevard, Block 10102, Lot 10, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis, Fire Dept.

For Owner: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 2 P.M., for decision; hearing closed.

148-80-A

APPLICANT—Hector Ferreras for S. Costa, owner.

SUBJECT—Application February 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—12 Romer Road, south side, 1182.71 feet east of Four Corners Road, Block 870, Lot 145, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Hector Ferreras.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M., for decision; hearing closed.

161-80-A

APPLICANT—Sheldon Lobel for Criterion Properties Incorporated, owner.

SUBJECT—Application February 26, 1980—appeal for a stop work order issued by the Department of Buildings.

PREMISES AFFECTED—22-24 West 27th Street, south side, 160.6½ feet west of Broadway, Block 828, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M., for continued hearing; additional information to be submitted.

174-80-A

APPLICANT—Sheldon Lobel for Darcy Properties, owner.

SUBJECT—Application February 26, 1980—appeal to a stop-work order issued by the New York City Department of Buildings affecting an approved alteration application (1121/78) and building permit (5263/79).

PREMISES AFFECTED—30-32 East 21 Street, south side, 223 feet west of Broadway, Block 849, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel, Alfred Menziuso, R.A., Edward Azizi, Richard Penzer, John J. Miles, N. Eshaghoff, M. Kahen and Yaghub Eshaghpour.

For Administration: K. Wallach, O.E.D.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M., for decision; additional information; hearing closed.

175-80-A

APPLICANT—Sheldon Lobel for Sweet Fire Realty Corporation, owner.

SUBJECT—Application February 26, 1980—appeal to a stop-work order issued by the New York City Department of Buildings affecting an approved alteration application (#895/78) and building permit (#4605/79).

PREMISES AFFECTED—514-516 Broadway, east side, 127 feet south of Spring Street, Block 483, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel, Alfred Menziuso, R.A. and Peter A. Williams.

For Opposition: Doris Diether, C.B. #2M.

For Administration: K. Wallach, O.E.D. and Elan Zingman, L.P.C.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 2 P.M., for decision; hearing closed.

384-80-A

APPLICANT—Miele Associates for Breezy Point Co-Op Incorporated, owner, Joseph Grillo, lessee.

SUBJECT—Application April 15, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—107 Beach 214th Street, east side, 117.88 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Jean Miele.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M.,
for decision; hearing closed.

442-80-A

APPLICANT—Hector Ferreras for Michael Joyce, owner.

SUBJECT—Application March 25, 1980—filed pursuant to
Section 36, Article 3 of the General City Law, re- proposed
building not fronting on a legally mapped street. Proposed
use of drywells for the disposal of storm water (Local Law
#7).

PREMISES AFFECTED—111 Noel Street, northeast cor-
ner of Harold Street, Block 5403, Lot 40, Annadale, Bor-
ough of Staten Island.

APPEARANCES—

For Applicant: Hector Ferreras.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M.,
for decision; hearing closed.

509-80-A

APPLICANT—M. Milton Glass for Gramercy Five Asso-
ciates, owner.

SUBJECT—Application April 15, 1980—appeal from a deci-
sion of the Fire Commissioner, re- Elevator in Readiness.

PREMISES AFFECTED—114-120 East 23rd Street and
115-119 East 22nd Street, south side, 175 feet east of Park
Avenue South, Block 878, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M.,
for decision; hearing closed.

553-80-A

APPLICANT—M. Milton Glass for Haymes Investment
Company, owner.

SUBJECT—Application April 22, 1980—appeal from the
Fire Commissioner, re- elevator in readiness.

PREMISES AFFECTED—152-156 Madison Avenue, 21-23
East 32nd Street, northwest corner, Block 862, Lot 16,
Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M.,
for decision; hearing closed.

554-80-A

APPLICANT—Cristy Chemical Corporation, owner.

SUBJECT—Application April 22, 1980—appeal from a deci-
sion of the Fire Commissioner, re- packaging of Flammable
mixture known as "Cristy Drygas® Brand Gas Line Anti-
Freeze Moisture Remover" in twelve (12) ounce round hi-
density polyethylene bottle with clic-loc cap. Container not
in compliance with regulations of the Administrative Code
of New York City.

APPEARANCES—

For Applicant: Donald A. Cristy.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 2
P.M., for decision; hearing closed.

561-80-A

APPLICANT—Leonard F. Rothkrug for West 58th Street
Realty Corporation, owner.

SUBJECT—Application April 23, 1980—appeal from a deci-
sion of the Borough Superintendent, re- rear yard, courts,
windows and lot lines.

PREMISES AFFECTED—426 West 58th Street, south side,
100 feet east of Tenth Avenue, Block 1067, Lot 57, Borough
of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 2
P.M., for decision; hearing closed.

581-80-A

APPLICANT—Stanley W. Ehrlich, for Brooklyn Union
Gas Company, owner.

SUBJECT—Application April 25, 1980—appeal from a deci-
sion of the Fire Commissioner, re- roof mounted heater
at S.N.G. Plant.

PREMISES AFFECTED—287-473 Maspeth Avenue (a/k/a
438 Varick Avenue), west side of Newtown Creek, entire
block bounded by Maspeth Avenue, Varick Avenue, Lom-
bardy Street and Newtown Creek, Block 2838, Lot 1, Bor-
ough of Brooklyn.

APPEARANCES—

For Applicant: Stanley W. Ehrlich and George D. Kelly.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 8, 1980, at 2 P.M.,
for decision; hearing closed.

MINUTES

676-80-A

APPLICANT—Cristy Chemical Corporation, owner.

SUBJECT—Application May 28, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Cristy Drygas® Brand Fuel Line Anti-Freeze for Diesels" in twelve (12) ounce round high-density polyethylene bottle with clic loc, child proof replaceable screw top container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Donald A. Cristy.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 2 P.M., for decision; hearing closed.

Adjourned: 5:25 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

with
clips

University of Illinois Library
Att: Serials Dept.
Urbana, Ill. 61801

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

Vol. LXV

Subscription
\$25.00 a year

July 17, 1980

By Mail, 65 cents (Cash only)
Single Copies, 50 cents

No. 29

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., Chairman

PHILIP P. AGUSTA, R.A., M.U.P., *Vice Chairman*

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

Commissioners.

ALAN D. GERSHUNY, *Executive Director*

RICHARD B. ATWELL, *Deputy Director*

FRANCES M. WALDRON, *Secretary*

DARRELL L. GAVRIN, J.D., Counsel

AVRIL H. LATHAM, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, July 8,
1980, Affecting Calendar Numbers—

247-35-BZ—	56-80-BZ	357-80-BZ	393-80-BZ
Vol. II	381-80-A	358-80-BZ	394-80-BZ
834-60-BZ	116-80-BZ	359-80-BZ	395-80-BZ
202-62-BZ	124-80-BZ	360-80-BZ	396-80-BZ
613-77-BZ	178-80-BZ	361-80-BZ	397-80-BZ
905-78-BZ	179-80-A	362-80-BZ	519-80-BZ
127-79-BZ	180-80-BZ	363-80-BZ	549-80-BZ
270-79-BZ	181-80-BZ	364-80-BZ	619-80-BZ
23-80-A	195-80-BZ	365-80-BZ	1087-79-BZ
24-80-A	196-80-BZ	366-80-BZ	1259-79-BZ
200-24-BZ—	200-80-BZ	367-80-BZ	11-80-BZ
Vol. III	343-80-BZ	368-80-BZ	14-80-BZ
7-57-BZ	347-80-BZ	369-80-BZ	15-80-A
7-57-BZ	348-80-BZ	370-80-BZ	27-80-BZ
824-79-BZ	349-80-BZ	371-80-BZ	28-80-A
825-79-A	350-80-BZ	372-80-BZ	40-80-BZ
909-79-BZ	351-80-BZ	373-80-BZ	67-80-BZ
1172-79-BZ	352-80-BZ	374-80-BZ	163-80-BZ
1175-79-BZ	353-80-BZ	375-80-BZ	164-80-A
1176-79-A	354-80-BZ	376-80-BZ	199-80-BZ
1236-79-BZ	355-80-BZ	377-80-BZ	346-80-BZ
1237-79-A	356-80-BZ	392-80-BZ	

Minutes of Regular Meeting, Tuesday Afternoon, July 8,
1980, Affecting Calendar Numbers—

533-73-SA	33-80-A	30-80-A	473-80-A
142-74-SM	148-80-A	31-80-A	474-80-A
4-77-SA	384-80-A	118-80-A	475-80-A
611-80-SA	442-80-A	156-80-A	476-80-A
682-80-SA	509-80-A	161-80-A	477-80-A
705-80-BCR	553-80-A	173-80-A	478-80-A
686-80-SM	581-80-A	174-80-A	479-80-A
693-80-BCR	665-80-A	466-80-A	612-80-A
706-80-SA	158-79-A—	467-80-A	613-80-A
600-77-SM	Vol. II	468-80-A	643-80-A
1239-79-A	1048-79-A	469-80-A	660-80-A
1261-79-A	12-80-A	470-80-A	687-80-A
1262-79-A	13-80-A	471-80-A	712-80-A
32-80-A	29-80-A	472-80-A	

Minutes of Special Meeting, Friday Morning, July 11,
1980, Affecting Calendar Numbers—

347-80-BZ	355-80-BZ	363-80-BZ	371-80-BZ
766-80-A	774-80-A	782-80-A	790-80-A
348-80-BZ	356-80-BZ	364-80-BZ	372-80-BZ
767-80-A	775-80-A	783-80-A	791-80-A
349-80-BZ	357-80-BZ	365-80-BZ	373-80-BZ
768-80-A	776-80-A	784-80-A	792-80-A
350-80-BZ	358-80-BZ	366-80-BZ	374-80-BZ
769-80-A	777-80-A	785-80-A	793-80-A
351-80-BZ	359-80-BZ	367-80-BZ	375-80-BZ
770-80-A	778-80-A	786-80-A	794-80-A
352-80-BZ	360-80-BZ	368-80-BZ	376-80-BZ
771-80-A	779-80-A	787-80-A	795-80-A
353-80-BZ	361-80-BZ	369-80-BZ	377-80-BZ
772-80-A	780-80-A	788-80-A	796-80-A
354-80-BZ	362-80-BZ	370-80-BZ	
773-80-A	781-80-A	789-80-A	

Corrections Affecting Calendar Number—
360-76-SM

CALENDAR

DOCKET

New Cases Filed up to July 8, 1980

<i>Cal. No.</i>	<i>Dept.</i>	<i>Premises Affected</i>
-----------------	--------------	--------------------------

764-80-BZ—B.B.—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn. Community Board #2BK. Alt. #755/79. re-proposed enlargement of the above premises increases the floor area ratio, open space ratio, number of rooms contrary to require lot area per room, decreases the minimum required depth of yard, Cont. to Sections 23-142 Z.R., 23-223 Z.R. and 23-47 Z.R.

765-80-A—B.B.—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn. Alt. #755/79. re-proposed enlargement of the above premises exceeds the maximum permitted increase in area of 25% for each floor and is Cont. to Section 171 of the Multiple Dwelling Law (Sub. 2f).

766-80-A—B.B.—2282 Ryder Street northeast corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn. N.B. #167/77. re-proposed building does not provide a minimum width of 36" for interior stair, heights, interior stair must be of incombustible construction for J3 building over three stories in height, interior stair must be enclosed in two hour incombustible construction for J3 building over three story in height is Cont. to Sections C26-604.8 RS-104 of Building Code.

767-80-A—B.B.—2279 Ryder Street, east side, 26.10½ feet north of Avenue V, Block 8556, Lot 3, Borough of Brooklyn. N.B. #170/77. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sectionss C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

768-80-A—B.B.—2275 Ryder Street, east side, 51.9 feet north of Avenue V, Block 8556, Lot 4, Borough of Brooklyn. N.B. #60/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sectionss C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

769-80-A—B.B.—2271 Ryder Street, east side, 77.9 feet north of Avenue V, Block 8556, Lot 5, Borough of Brooklyn. N.B. #59/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

770-80-A—B.B.—2269 Ryder Street, east side, 103.9 feet north of Avenue V, Block 8556, Lot 6, Borough of Brooklyn. N.B. #58/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

771-80-A—B.B.—2265 Ryder Street, east side 129.9 feet north of Avenue V, Block 8556, Lot 10, Borough of Brooklyn. N.B. #57/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

772-80-A—B.B.—2261 Ryder Street, east side, 155.9 feet north of Avenue V, Block 8556, Lot 12, Borough of Brooklyn. N.B. #56/78. re-proposed building does not

provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

773-80-A—B.B.—2259 Ryder Street, east side, 181.9 feet north of Avenue V, Block 8556, Lot 13, Borough of Brooklyn. N.B. #55/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

774-80-A—B.B.—2257 Ryder Street, east side, 199.9 feet north of Avenue V, Block 8556, Lot 14, Borough of Brooklyn. N.B. #54/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, C26-604.8, Pars. B, H, I, RS-104 of building, C26-403.2, table 4-1.

775-80-A—B.B.—2255 Ryder Street, east side, 225.9 feet north of Avenue V, Block 8556, Lot 16, Borough of Brooklyn. N.B. #132/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

776-80-A—B.B.—2251 Ryder Street, east side, 251.9 feet north of Avenue V, Block 8856, Lot 17, Borough of Brooklyn. N.B. #131/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, C26-604.8, Pars. B, H, I, RS-104 of building Code, C26-403.2, table 4-1.

777-80-A—B.B.—2249 Ryder Street, east side, 269.9 feet north of Avenue V, Block 8556, Lot 18, Borough of Brooklyn. N.B. #130/78. re-proposed building does not provide a minimum width stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Section C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

778-80-A—B.B.—2245 Ryder Street, east side, 295.9 feet north of Avenue V, Block 8556, Lot 19, Borough of Brooklyn. N.B. #129/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

779-80-A—B.B.—2243 Ryder Street, east side, 390.9 feet north of Avenue V, Block 8556, Lot 20, Borough of Brooklyn. NB. #128/78. re-proposed building does not provide a minimum width stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

780-80-A—B.B.—2241 Ryder Street, east side, 328.3 feet north of Avenue V, Block 8556, Lot 21, Borough of Brooklyn. N.B. #127/78. re-proposed building does not provide a minimum width stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

781-80-A—B.B.—2237 Ryder Street, east side, 300.0 feet north of Avenue V, Block 8556, Lot 23, Borough of Brooklyn. N.B. #126/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building,

CALENDAR

Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

782-80-A—B.B.—2280 Ryder Street, northwest corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn. N.B. #169/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

783-80-A—B.B.—2276 Ryder Street, west side, 51.9 feet north of Avenue V, Block 8556, Lot 76, Borough of Brooklyn. N.B. #16/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

784-80-A—B.B.—2274 Ryder Street, west side, 76.7½ feet north of Avenue V, Block 8555, Lot 74, Borough of Brooklyn. N.B. #15/78. re-proposed building does not provide a minimum width stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

785-80-A—B.B.—2270 Ryder Street, west side, 101.6 feet north of Avenue V, Block 8555, Lot 72, Borough of Brooklyn. N.B. #14/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RC-104 of Building Code, C26-403.2, table 4-1.

786-80-A—B.B.—2268 Ryder Street, west side, 126.4½ feet north of Avenue V, Block 8555, Lot 70, Borough of Brooklyn. N.B. #13/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

787-80-A—B.B.—2264 Ryder Street, west side, 151.3 feet north of Avenue V, Block 8555, Lot 68, Borough of Brooklyn. N.B. #12/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

788-80-A—B.B.—2262 Ryder Street, west side, 175.1½ feet north of Avenue V, Block 8555, Lot 67, Borough of Brooklyn. N.B. #11/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

789-80-A—B.B.—2258 Ryder Street, west side, 201.0 feet north of Avenue V, Block 8555, Lot 65, Borough of Brooklyn. N.B. #10/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

790-80-A—B.B.—2256 Ryder Street, west side, 225.10½ feet north of Avenue V, Block 8555, Lot 64, Borough of Brooklyn. N.B. #9/78. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

791-80-A—B.B.—2254 Ryder Street, west side, 250.9 feet north of Avenue V, Block 8555, Lot 62, Borough of Brooklyn. N.B. #191/77. re-proposed building does not provide a minimum width stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

792-80-A—B.B.—2252 Ryder Street, west side, 275.7½ feet north of Avenue V, Block 8555, Lot 61, Borough of Brooklyn. N.B. #190/77. re-proposed building does not provide a minimum width stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

793-80-A—B.B.—2248 Ryder Street, west side, 300.6 feet north of Avenue V, Block 8555, Lot 60, Borough of Brooklyn. N.B. #189/77. re-proposed building does not provide a minimum width stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

794-80-A—B.B.—2246 Ryder Street, west side, 325.4½ feet north of Avenue V, Block 8555, Lot 69, Borough of Brooklyn. N.B. #188/77. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

795-80-A—B.B.—2242 Ryder Street, west side, 350.3 feet north of Avenue V, Block 8555, Lot 58, Borough of Brooklyn. N.B. #187/77. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

796-80-A—B.B.—2240 Ryder Street, west side, 375.0½ feet north of Avenue V, Block 8555, Lot 57, Borough of Brooklyn. N.B. #186/77. re-proposed building does not provide a minimum width, stair construction, stair enclosure, thickness of bearing walls, height of building, Cont. to Sections C26-604.8, Pars. B, H, I, RS-104 of Building Code, C26-403.2, table 4-1.

797-80-A—B.Q.—885 Central Avenue, southeast corner of Beach 9th Street, Block 15509, Lot 8, Far Rockaway, Borough of Queens. Alt. #572/80. re-proposed medical office use located in the basement portion of a Class 4 frame structure is Cont. to Sec. C26-248.0 Sub. 4 of the Administrative Code (1938).

798-80-A—B.S.I.—Hunt Lane, southeast corner of Woodhaven Avenue, Block 881, Lot 305, Todt Hill, Borough of Staten Island. N.B. #671/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re-proposed use of drywells for the disposal of storm water (Local Law #7).

799-80-BZ—B.B.—6022 Bay Parkway, southwest corner of 60th Street, Block 5522, Lots 42 and 36, Borough of Brooklyn. Community Board #12BK. Alt. #456/80. re-proposed structural alteration and enlargement of a funeral establishment (Use Group 7) and signs in a C1-3 in R6 dist. is cont. variance granted by the Board of Standards and Appeals under Cal. #721-66-BZ and 684-70-BZ and Contrary to Sections 73-00 Z.R., 73-27 Z.R. and 33-25 Z.R.

800-80-BZ—B.M.—142-44 West 26th Street, south side, 279.10 feet east of Seventh Avenue, Block 801, Lot 65,

CALENDAR

Borough of Manhattan. Community Board #4M. Alt. #19/80. re-proposed residence building (UG 2) located in M1-6 dist. There are no bulk or parking regulations for the occupancy. Cont. to Section 42-00 Z.R.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 23, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 23, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

138-73-BZ

APPLICANT—Reverend Walter A. Jones for Majority Baptist Church, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired October 20, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C3-2 district, the erection of a two story enlargement to adjoining structures to be occupied as a church that will exceed the permitted floor area ratio.

PREMISES AFFECTED—115-121 Farmers Boulevard, northeast corner of 115th Road, Block 11032, Lots 1 and 2, St. Albans, Borough of Queens.

82-65-BZ

APPLICANT—Max Siegel Associates for River Park Corp. #2 and Park Holding Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a R8 and R10 district in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—500 East 77th Street, south side, Block Front York Avenue east side through to East 76th Street, north side, Block 1488, Lots 1, 13 and 45, Borough of Manhattan. Community Board #8M.

1037-66-A

APPLICANT—Leonard F. Rothkrug for Church of St. John Vianney Cure of Ars, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 8, 1980—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy—Class 5 public building (church); previously granted on condition.

PREMISES AFFECTED—725 Castlehill Avenue, southwest corner of Homer Avenue, Block 3610, Lots 1, 16, 49 and 58, Borough of The Bronx.

271-71-BZ

APPLICANT—Lama and Vassalotti for East 56th Plaza, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 6, 1981—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C1-9 and R10 district, at an existing 39 story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—1006 to 1020 First Avenue, 401 to 435 East 55th Street, northeast corner and 400 to 416 East 56th Street, Block 1367, Lot 1, Borough of Manhattan. Community Board #6M.

713-59-A

APPLICANT—Robert Gordon for Parsons Realty Company of Queens Company Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 8, 1980—appeal from a decision of the Borough Superintendent re- frame building, business use; previously granted on condition.

PREMISES AFFECTED—139-78 35th Avenue, south side, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.

822-77-BZ

APPLICANT—Walter T. Gorman for Fabrizio Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-4 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—4566 Broadway a/k/a 2 Nagle Avenue, northeast corner, Block 2172, Lot 1, Borough of Manhattan. Community Board #12M.

125-55-BZ

APPLICANT—Lama and Vassalotti for Theodore Tannor, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 19, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 7A of the Zoning Resolution, permitting in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with show windows nearer the residence use district that is permitted and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath Avenue and 146-158 Bay 25th Street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn. Community Board #13BK.

ZONING CASES

165-80-BZ

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a

CALENDAR

three story, three family dwelling that encroaches into the required front, side and rear yards.

PREMISES AFFECTED—1155 58th Street, northside, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn. Community Board #12BK.

166-80-A

APPLICANT—Harry Soled for Forkash Construct Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn.

177-80-BZ

APPLICANT—McGee and Morsellino for Joseph R. Stepnowski and Joseph Giangola, owner.

SUBJECT—Application February 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the conversion of an existing one story building from a florist establishment into an automobile repair shop.

PREMISES AFFECTED—189-08 Northern Boulevard, south side, 46.35 feet east of 189th Street, Block 5512, Lot 10, Bayside, Borough of Queens. Community Board #11Q.

432-80-BZ

APPLICANT—Leonard F. Rothkrug for Charles and Elizabeth Cardile, Charlie's Supermarket, owner.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an existing two story mixed building, the erection of an enlargement to the first floor retail store that increases the degree of non-conformity.

PREMISES AFFECTED—215-11/17 39th Avenue, north side, 20 feet west of 215th Place, Block 6244, Lot 25, 26, and 125 Bayside, Borough of Queens. Community Board #11Q.

443-80-BZ

APPLICANT—Sheldon Lobel for Stanley Manor, Incorporated, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one story and basement one family dwelling.

PREMISES AFFECTED—49-07 Browvale Lane, east side, 105 feet south of Gaskell Road, Block 8248, Lot 19, Little Neck, Borough of Queens. Community Board #11Q.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 23, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 23, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

170-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flam-

mable mixture known as "Fuel Tank" (12) twelve ounce can with Continental ALDO can closed top, container not in compliance with regulations of the Administrative Code of New York City.

171-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Tune Up" composite (12) twelve ounce can with Owens-Illinois ALDO End Closed Top. Container not in compliance with regulations of the Administrative Code of New York City.

172-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Fire Power Gas Treatment" (12) twelve ounce can with Owens-Illinois ALDO End Closed Top. Container not in compliance with regulations of the Administrative Code of New York City.

176-80-A

APPLICANT—Walter T. Gorman, for Fabrizio Realty Corporation, owner.

SUBJECT—Application February 28, 1980—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-0.B2 of the Administrative Code.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle Avenue, Block 2172, Lot 1, Borough of Manhattan.

282-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Dowgard-Summer Coolant/Winter Antifreeze" (1) one gallon plastic bottle with childproof plastic cap. Container not in compliance with regulations of the Administrative Code of New York City.

283-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Firestone Frigitone Antifreeze and Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

284-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Atlas Perma-Guard (R) Anti-Freeze/Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

CALENDAR

285-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible known as "Award Antifreeze Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

286-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Mobil (R) Antifreeze and Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

287-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Shop Rite All Season Anti-Freeze" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

288-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re-packaging of Combustible mixture known as "J. C. Penny Anti-Freeze and Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in Compliance with regulations of the Administrative Code of New York City.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 30, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, September 30, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

1073-79-BZ

APPLICANT—Alfonso Duarte for Chelsea Lofts Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, the maintenance of penthouse enlargements and the conversion of two factory and commercial buildings into a multiple dwelling.

PREMISES AFFECTED—139-149 West 19th Street, north side, 242 feet east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan. Community Board #4M.

1136-78-BZ

APPLICANT—Richard R. Metzner for Arnold Trading Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-3 district, the enlargement in area of the third and fourth floors of an existing four story non-conforming food processing establishment.

PREMISES AFFECTED—284-290 South 5th Street, south side, 60 feet west of Marcy Avenue, Block 2460, Lot 18, Borough of Brooklyn.

65-78-BZ

APPLICANT—Donald Rowe for Salvatore Nicolosi, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district in an existing one story and basement building previously before the Board, the change in use from Machine Shop into restaurant and cabaret establishment.

PREMISES AFFECTED—8 Crabtree Avenue, southwest corner of Bloomingdale Road, Block 7092, Lot 61, Rossville, Borough of Staten Island.

580-76-BZ

APPLICANT—McGee and Morsellino for Joseph P. Barone, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story retail store and office building with accessory parking in the open area.

PREMISES AFFECTED—188-16 Northern Boulevard, southwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

82-40-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for Betty Morganroth and Margaret Gullette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a retail and residence use district, the parking and storage of motor vehicles of the pleasure car type.

PREMISES AFFECTED—58-62 East 18th Street, west side, 117 feet 6 inches north of Church Avenue, Block 5078, Lot 30, Borough of Brooklyn. Community Board #14BK.

210-77-A

APPLICANT—S.A.Y. Industries, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as Diamond Windshield Wash anti-freeze in 1 gallon plastic containers not in compliance with the New York City Administrative Code.

361-37-BZ—Vol. IV

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 18, 1981

CALENDAR

and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing lubritorium, office, sale of auto accessories, minor repairs with hand tools; and the continuance of the present parking lot which is a conforming use; previously denied and restored to the Docket for new hearing by order of the Court, December 13, 1960.

PREMISES AFFECTED—91-11 Roosevelt Avenue, north side, between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens. Community Board #3Q.

212-51-BZ—Vol. II

APPLICANT—Walter T. Gorman for Getty Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 11, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office, and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern Boulevard, south side, 80.81 feet east of 204th Street, Block 7301, Lot 11, Bayside, Borough of Queens. Community Board #11Q.

ZONING CASES

446-80-BZ

APPLICANT—Leonard F. Rothkrug for Paolo and Maria Benneici, owner.

SUBJECT—Application March 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the enlargement in area of an existing non-transient parking facility previously before the Board.

PREMISES AFFECTED—219/29 Union Street, north side, 114.5 feet east of Henry Street, Block 338, Lots 44, 46, 47 and 49, Borough of Brooklyn. Community Board #6BK.

447-80-BZ

APPLICANT—Nicholas J. Salvadeo for Gregory DeJohn, owner.

SUBJECT—Application March 26, 1980—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing mixed building, the conversion of the first floor retail stores into a funeral establishment.

PREMISES AFFECTED—4821-4823 8th Avenue, northeast corner of 49th Street, Block 778, Lot 1, Borough of Brooklyn. Community Board #7BK.

644-80-BZ

APPLICANT—Albert Melniker for William Bifulco, owner.

SUBJECT—Application May 16, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in an R3-2 district, the enlargement in area of an accessory dwelling garage and the change in occupancy to machinery sales and retail.

PREMISES AFFECTED—1735 Richmond Avenue, east side, 321.04 feet south of Victory Boulevard, Block 2072, Lot 28, Borough of Staten Island. Community Board #2S.I.

645-80-BZ

APPLICANT—Harry Soled for Usher Friedman, owner.
SUBJECT—Application May 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing three story and basement building, the erection of a two story enlargement that creates non-compliance in floor area ratio, open space ratio, rear yard and inner court encroachment and with a porch within the required open space.

PREMISES AFFECTED—67 Penn Street, north side, 223.1 feet east of Wythe Avenue, Block 2210, Lot 54, Borough of Brooklyn. Community Board #1BK.

646-80-A

APPLICANT—Harry Soled for Usher Friedman, owner.
SUBJECT—Application May 20, 1980—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—67 Penn Street, north side, 223.1 feet east of Wythe Avenue, Block 2210, Lot 54, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 30, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 30, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

803-80-SA

APPLICANT—Labmark, Incorporated—for Marvel Division, Dayton-Walther Corporation—explosion-proof refrigerator.

814-80-SM

APPLICANT—W. R. Grace and Company, Zonolite Construction Products Division—fireproofing for exterior, fire rated column assemblies.

455-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—79 Madsen Avenue, east side, 769.50 feet north of Richmond Valley Road, Block 7572, Lot 101, Charleston, Borough of Staten Island.

456-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—83 Madsen Avenue, east side, 809.50 feet north of Richmond Valley Road, Block 7572, Lot 103, Charleston, Borough of Staten Island.

CALENDAR

457-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—87 Madsen Avenue, east side, 849.50 feet north of Richmond Valley Road, Block 7572, Lot 105, Charleston, Borough of Staten Island.

716-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—127 Madsen Avenue, east side, 1274.18 feet north of Richmond Valley Road, Block 7572, Lot 126, Charleston, Borough of Staten Island.

717-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—131 Madsen Avenue, east side, 1314.18 feet north of Richmond Valley Road, Block 7572, Lot 128, Charleston, Borough of Staten Island.

480-80-A

APPLICANT—Alphonse J. Calvanico for ITRD Associates, owner.

SUBJECT—Application April 2, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—305 Woodvale Avenue, north side, 919.13 feet west of Hylan Boulevard, Block 6744, Lot 48, Princes Bay, Borough of Staten Island.

481-80-A

APPLICANT—Alphonse J. Calvanico for Ernest Scaglione, owner.

SUBJECT—Application April 2, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Pearson Street, north side, 150.15 feet east of Watson Avenue, Block 2633, Lot 11, Travis, Borough of Staten Island.

482-80-A

APPLICANT—A. J. Calvanico for Peter Ciaravino, owner.
SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—547 Rensselaer Avenue, north side, 220 feet east of Nippon Avenue, Block 6315, Lot 62, Huguenot, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JULY 8, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 24, 1980 were approved as printed in the Bulletin of July 3, 1980, Volume 65, Number 27.

247-35-BZ—Vol. II

APPLICANT—Kenneth H. Koons for Barbara and Kenneth Koons, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a lunch wagon (restaurant) nearer to the street line than is permitted.

PREMISES AFFECTED—3007 East Tremont Avenue, northeast corner of Ericson Place, Block 5381, Lot 38, Borough of The Bronx. Community Board #10BX.

APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, Community Board #10BX. was notified by the applicant on May 14, 1980 and no response has been received, and

WHEREAS, this application was granted by the Board on January 12, 1954 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 12, 1954 as amended through January 16, 1979 by adding thereto:

"to omit the required off site parking on a parcel on the east side of Erickson Place, Block 5375, Lots 15, 18, 19 and 21; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 273-53)

834-60-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 7, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7e of the Zoning Resolution, permitting in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, office, sales of accessories and parking and storage of motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—134-148 Vanderbilt Avenue, 389-401 Myrtle Avenue, northwest corner, Block 2046, Lots 84, 85, 86 and 88, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, Community Board #2BK. was notified by the applicant on April 25, 1980 and no response has been received, and

WHEREAS, this application was granted by the Board on March 7, 1961, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 7, 1961 as amended through April 16, 1963 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from March 7, 1981, to permit . . . ; *on condition* that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 2084-60)

202-62-BZ

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 3, 1981—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C2-2 district at an existing gasoline service station the erection of an enlargement to the accessory building and maintenance of an additional curb cut.

PREMISES AFFECTED—950-970 Allerton Avenue, south side, from Paulding Avenue to Williamsbridge Road, Block 4447, Lot 62, Borough of the Bronx. Community Board #11BX.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, Community Board #11BX. was notified by the applicant on May 6, 1980 and no response has been received, and

WHEREAS, this application was granted by the Board on April 3, 1956, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 8, 1980 after due notice by application in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 3, 1956 as amended through January 16, 1979 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from April 3, 1981,

MINUTES

to permit . . . ; *on condition* that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1243-61)

613-77-BZ

APPLICANT—Joseph B. Raia for Jack Kurger, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 22, 1980—decision of the Borough Superintendent, previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R1-2 district, on a plot with less than the required lot area and lot width, the erection of a one family dwelling that encroaches on the required front yard.

PREMISES AFFECTED—34 Overlook Avenue, south side, 311.86 feet west of Vista Avenue, Block 853, Lot 27, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph B. Raia.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1979, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 22, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 837-77)

905-78-BZ

APPLICANT—Leonard F. Rothkrug for Material Yard Workers Local 1175 Pension Fund Holding Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 26, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 and R3-2 district, the erection of a two story and office building extending into the residence district with accessory parking in the open area.

PREMISES AFFECTED—2093/99 Flatbush Avenue and 4401/19 Avenue N, northeast corner, Block 7869, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 26, 1979 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 26, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 151-78)

127-79-BZ

APPLICANT—Leonard F. Rothkrug for Samal Establishment, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 72-21 and 72-11 of the Zoning Resolution, permitting in a C6-1 district, residential, the erection of a six story and mezzanine structure that exceeds the permitted floor area ratio and height of the front wall, has less than the required open space ratio and lot area per room and encroaches on the required rear yard and minimum distance between window and lot lines.

PREMISES AFFECTED—63-69 Cooper Square, east side, 42 feet north of East 7th Street, Block 463, Lots 3, 4, 5 and 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1979 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 24, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from July 24, 1980." (N.B. 31-78)

270-79-BZ

APPLICANT—Samuel J. Kisseloff and Paul Siegel Antiques, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 district, on a zoning lot containing two commercial structures, the conversion of both buildings into apartments that creates non-compliance in floor area ratio, open space ratio and lot area per room on one building.

PREMISES AFFECTED—808 Broadway, 110 Fourth Avenue, east side, 240.4 feet north of East 10th Street, Block 557, Lots 9 and 26, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisseloff, Steve Jacobs, Robert A. Siegel and Doris Diether. Community Board #2M.

MINUTES

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5
Negative: 0
Absent: Chairman Fossella 1

THE RESOLUTION—

WHEREAS, Community Board #2M recommended approval received on June 26, 1980.

WHEREAS, the proposed amendment reduces the scope of the variance granted under the original resolution; and

WHEREAS, this application was granted by the Board on October 16, 1979 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 16, 1979 by adding thereto:

"that the apartments may be rearranged by reducing the number of apartment units from 101 to 69 and reducing the number of zoning rooms from 322.5 to 258.5, that the tenants recreation space may be relocated from the roof to the garden area and court yard and to increase such area from 2417 sq. ft. to 3250 sq. ft. and that the facade of building fronting on Fourth Avenue may be changed, substantially as shown on revised drawings of proposed conditions marked 'Received June 20, 1980'—ten sheets; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 1118-77)

23-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re-proposed conversion of self service gasoline station; previously granted on condition.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

24-80-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re-self service station; previously granted on condition.

PREMISES AFFECTED—1885-1893 Atlantic Avenue, northwest corner of Ralph Avenue, Block 1714, Lots 28 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

200-24-BZ—Vol. III

APPLICANT—Ludwig P. Bono for Beatrice Glick Haymes, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 29, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the change in use from public garage, previously granted by the Board, to auto repair, minor body and fender work, auto painting.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx. Community Board #7BX.

APPEARANCES—

For Applicant: Ludwig P. Bono.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

7-57-BZ

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner, 1302-1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Ruth Peres.

For Opposition: Ira Wallenstein, Jack Friedman, Catherine V. Moukias and Frank R. Seddio.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., Special Order Calendar, for inspection and continued hearing; additional information to be submitted.

106-76-BZ

APPLICANT—McGee and Morsellino for 130 North Conduit Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection and maintenance of an automatic service station with an accessory retail convenience building and accessory parking.

PREMISES AFFECTED—129-03 North Conduit Avenue, northeast corner of 129th Street, Block 11863, Lots 12, 57, 61 and 63, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., Special Order Calendar to be heard in conjunction with Calendar Number 158-79-A Vol. II—2:00 P.M. Calendar; for decision, hearing closed.

824-79-BZ

APPLICANT—Louis Lieberman for Abraham Zimmerman, owner.

SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in R6 district, the erection of a three story family

MINUTES

dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required rear yard outer court and distance between windows and lot lines.

PREMISES AFFECTED—1448-56th Street, south side, 300 feet west of 15th Avenue, Block 5692, Lot 22, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Joseph B. Schwartz.
For Opposition: Kenneth Wachtel.
For Administration: Robert Gochfeld (C.P.C.)

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

825-79-A

APPLICANT—Louis Lieberman for Abraham Zimmerman, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1448 56th Street, south side, 300 feet west of 15th Avenue, Block 5692, Lot 22, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

999-79-BZ

APPLICANT—Samuel J. Kisseloff for 684 Owners Corporation, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing twelve story building that exceeds the permitted lot coverage, the change in use of all floors above the first floor from lofts into joint living/working quarters for artists.

PREMISES AFFECTED—684 Broadway, northeast corner of Great Jones Street, Block 531, Lot 1, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Samuel J. Kisselo and Doris Diether. Community Board #2M.
For Opposition: None.

ACTION OF BOARD—Laid over to September 16, 1980, at 10 A.M., for hearing.

1172-79-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for Fercon Enterprises, Incorporated, Fercon Auto Wreckers Incorporated, Lessee.

SUBJECT—Application November 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the continuation of an existing automobile wreckage yard beyond the time limitation for a non-conforming use.

PREMISES AFFECTED—1777 East Gun Hill Road, northeast corner of Bushnell Avenue, Block 4806, Lots 38 and 42. Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Sid Davidoff.
For Opposition: A. Campanaro.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

1175-79-BZ

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporated, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in a six story building that exceeds the lot area limitation, the conversion of all floors above the first floor from factory lofts into joint living/working quarters for artists.

PREMISES AFFECTED—1/5 Bond Street, southeast corner of Shinbone Alley, Block 529, Lot 10, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Thomas Rochon, Gyula Varosy, Karen Rochon, Harold Stults, Jr.
For Opposition: Doris Diether, C.B. #2M.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

1176-79-A

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporated, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1/5 Bond Street, south side, 75 feet west of Lafayette Street, Block 629, Lot 10, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

1236-79-BZ

APPLICANT—Harold Herman for Windsor Plaza Company, owner.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R10 (PI) district, the erection of 10 additional stories in an existing 10 story multiple dwelling that creates non-compliance in floor area ratio, lot area per room and projection into the outer court.

PREMISES AFFECTED—952 Fifth Avenue, east side, 27.02 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Harold Herman.
For Opposition: Francis R. Angelino, Phyllis Wasberg,

MINUTES

Ezsa Dones, Everet Hill, Muten H. Dilsen and Paul Gongsei.

For Administration: Robert Gochfeld, C.P.C.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

1237-79-A

APPLICANT—Harold Herman for Windsor Plaza Company, owner.

SUBJECT—Application December 13, 1979—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—952 Fifth Avenue, east side, 27.2 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

56-80-BZ

APPLICANT—Sheldon Lobel for Hal Thurman and Patrick Consalvas, owner.

SUBJECT—Application January 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 and C6-4 district, the erection of a nine story and mezzanine multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and lot area per room, encroaches into the required rear yard, penetrates the sky exposure plane.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of 3rd Avenue, Block 902, Lot 51, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

381-80-A

APPLICANT—Sheldon Lobel for Harold Thurman and Patrick Consalvas, owner.

SUBJECT—Application March 17, 1980—Provides at least one primary entrance accessible to individuals in wheelchairs.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of Third Avenue, Block 902, Lot 51, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

116-80-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for Babes Restaurant, Incorporated, lessee.

SUBJECT—Application, February 1, 1980—decision of the Borough Superintendent, under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 22 story office building, the addition to the uses of the first floor and mezzanine restaurant to include limited cabaret.

PREMISES AFFECTED—113-9 West 40th Street, 114-8 West 41st Street, north side, 200 feet west of Avenue of the Americas, Block 993, Lot 22, Borough of Manhattan. Community board #5M.

APPEARANCES—

For Applicant: Sid Davidoff.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

124-80-BZ

APPLICANT—M. Milton Glass for 621 Avenue of the Americas, Incorporated, owner.

SUBJECT—Application February 8, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and M1-5 district, in an existing five story factory building, the maintenance of the fifth floor as a multiple dwelling extending into the M1 district.

PREMISES AFFECTED—615-629 Avenue of the Americas, 101 West 18th Street, 100 West 19th Street, northwest corner, Block 794, Lot 30. Community Board #4M.

APPEARANCES—

For Applicant: M. Milton Glass.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

178-80-BZ

APPLICANT—Philip Teller for Arnold Fischman, owner.

SUBJECT—Application February 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and encroaches on the required rear yard.

PREMISES AFFECTED—1564 49th Street, south side, 160 feet west of 16th Avenue, Block 5453, Lot 32, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.

For Opposition: Winton Charlop.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

179-80-A

APPLICANT—Philip Teller for Arnold Fischman, owner.

MINUTES

SUBJECT—Application February 29, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1564 49th Street, south side, 160 feet west of 16th Avenue, Block 5433, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Teller.

For Opposition: Winton Charlop.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

180-80-BZ

APPLICANT—Philip Teller for Melvin Fischman, owner.

SUBJECT—Application February 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the the required front yard and exceeds the permitted height.

PREMISES AFFECTED—1619 49th Street, north side, 160 feet east of 16th Avenue, Block 5448, Lot 82, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.

For Opposition: Rubenfeld Naftali.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

181-80-BZ

APPLICANT—Philip Teller for Israel Green, owner.

SUBJECT—Application February 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in an R5 district, the erection of a three story one family dwelling that encroaches on the required front yard and exceeds the permitted height.

PREMISES AFFECTED—1660 54th Street, south side, 264.2 feet north of 17th Avenue, Block 5485, Lot 31, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.

For Opposition: Gary Beenholtz, Marvin Jaffe, Charles Jaffe, Pauline Jaffe, Sheldon Hertz, Gedalie Brodye.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

195-80-BZ

APPLICANT—Ingram S. Carner for Creative Bakers Incorporated, owner.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the erection of a two story enlargement to an existing four story food products manufacturing establishment (bakery) that increases the degree of non-conformity and the degree of non-compliance as to the parking and loading requirements.

PREMISES AFFECTED—242 South 1st Street, south side, 70 feet west of Havemeyer Street, Block 2408, Lots 19, 116 and 16, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Ingram S. Carner, Pat Mastriano and Arthur S. Yorkes.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

196-80-BZ

APPLICANT—Leonard F. Rothkrug for Sidney Schwartz, owner, Prudential Insurance Company, Lessee.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 73-44 of the Zoning Resolution, to permit in a C1-2 district, in conjunction with the enlargement to an existing office building, the reduction in the number of accessory parking spaces.

PREMISES AFFECTED—1944/52 Rockaway Parkway, west side, 100 feet south of Avenue N, Block 8299, Lot 45, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

200-80-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Goldwep Realty Corporation, owner, Halesia Associates, Contract Vendee.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story and penthouse building, the conversion of all floors above the third floor from manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: John E. Zuccotti.

For Opposition: Hilda Regien and Mortans A. Lucks.

For Administration: John G. Cassidy, Ken Weissen Berg and Kenneth Walloch, NYC-O.E.D.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

343-80-BZ

APPLICANT—Diffendale and Kubec for Pistilli Brothers Incorporated, Contract Vendee.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R1-2 district, the erection of a 24 story multiple dwelling that creates non-conformity and non-compliance.

PREMISES AFFECTED—500 Victory Boulevard, south side, 223.9 feet west of Louis Street, Block 588, Lot 22,

MINUTES

West Brighton, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Peter W. Diffendale and Peter Pistilli.

For Opposition: Norman Berger, Robert Gochfeld (C.P.C.), Carl J. Colter and Ede Kroner.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

347-80-BZ

APPLICANT—Edward Lauria for Sierra Property, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2283 Ryder Street, northeast corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria, Sol Arkon, Betty Harrison, Jean Pink, Frank Pink, M. Moy, Harcy Carbulcky, R. Di Tomassi, A. Luckser, E. Mitroni, Ivan L. Gelb, Helen Messina, Judith Monge, Morris Kurtz, George Cormase, Carolyn Brewsty, Anthony Marano and many others.

For Opposition: Robert Gochfeld (CPC), Frank R. Seddio, and Anthony J. Genovesi.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

348-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2279 Ryder Street, east side, 26.10½ feet north of Avenue V, Block 8556, Lot 3, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

349-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2275 Ryder Street, east side, 51.9 feet north of Avenue V, Block 8556, Lot 4, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

350-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2271 Ryder Street, east side, 77.9 feet north of Avenue V, Block 8556, Lot 5, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

351-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2269 Ryder Street, east side, 103.9 feet north of Avenue V, Block 8556, Lot 6, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

352-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2265 Ryder Street, east side, 129.9 feet north of Avenue V, Block 8556, Lot 10, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

353-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2261 Ryder Street, east side, 155.9 feet north of Avenue V, Block 8556, Lot 12, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

354-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area

MINUTES

ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2259 Ryder Street, east side, 181.9 feet north of Avenue V, Block 8556, Lot 13, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

355-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2257 Ryder Street, east side, 199.9 feet north of Avenue V, Block 8556, Lot 14, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

356-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2255 Ryder Street, east side, 225.9 feet north of Avenue V, Block 8556, Lot 16, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

357-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2251 Ryder Street, east side, 251.9 feet north of Avenue V, Block 8556, Lot 17, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

358-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2249 Ryder Street, east side, 269.9 feet north of Avenue V, Block 8556, Lot 18, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

359-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2245 Ryder Street, east side, 295.9 feet north of Avenue V, Block 8556, Lot 19, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

360-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2243 Ryder Street, east side, 390.9 feet north of Avenue V, Block 8556, Lot 20, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

361-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2241 Ryder Street, east side, 328.3 feet north of Avenue V, Block 8556, Lot 21, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

362-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2237 Ryder Street, east side, 300 feet north of Avenue V, Block 8556, Lot 23, Borough of Brooklyn. Community Board #18BK.

MINUTES

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

363-80-BZ

APPLICANT—Edward Lauria for Josephine Gioe and Salvatore Castagna, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2280 Ryder Street, northwest corner of Avenue V, Block 8555, Lot 1, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

364-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Harrison, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2276 Ryder Street, west side, 51.9 feet north of Avenue V, Block 8555, Lot 76, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

365-80-BZ

APPLICANT—Edward Lauria for Frances Pedone, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2274 Ryder Street, west side, 76.7½ feet north of Avenue V, Block 8555, Lot 74, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

366-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. A. Mitrani, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2270 Ryder Street, west side, 101.6 feet north of Avenue V, Block 8555, Lot 72, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

367-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Moy, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2268 Ryder Street, west side, 125.4½ feet north of Avenue V, Block 8555, Lot 70, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

368-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. DiTomasso, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2264 Ryder Street, west side, 151.3 feet north of Avenue V, Block 8555, Lot 68, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

369-80-BZ

APPLICANT—Edward Lauria for Mr. J. Tomasino, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2262 Ryder Street, west side, 175.1½ feet north of Avenue V, Block 8555, Lot 67, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

370-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. V. Sciarino, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2258 Ryder Street, west side, 201 feet north of Avenue V, Block 8555, Lot 65, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

371-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. A. Quaranta, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area

MINUTES

ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2256 Ryder Street, west side, 225.10½ feet north of Avenue V, Block 8555, Lot 64, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

372-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Guadagno, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2254 Ryder Street, west side, 250.9 feet north of Avenue V, Block 8555, Lot 62, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

373-80-BZ

APPLICANT—Edward Lauria for Benedetto Salvatore and Isabel Calero, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2252 Ryder Street, west side, 275.7½ feet north of Avenue V, Block 8555, Lot 61, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

374-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. D. Dovek, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2248 Ryder Street, west side, 300.6 feet north of Avenue V, Block 8555, Lot 50, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

375-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. J. Lafemina, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2246 Ryder Street, west side, 325.4½ feet north of Avenue V, Block 8555, Lot 59, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

376-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. F. Pinto, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2242 Ryder Street, west side, 350.3 feet north of Avenue V, Block 8555, Lot 58, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

377-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Al Locker, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2240 Ryder Street, west side, 375½ feet north of Avenue V, Block 8555, Lot 57, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 11, 1980, at 10 A.M., for special hearing and continued hearing.

392-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-29 Little Neck Parkway, east side, 207.3 feet north of 260th Street, Block 8443, Lot 445, Little Neck, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Philip E. Plasencin and Susan M. Noreika, CB #13.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

393-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erec-

MINUTES

tion of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-27 Little Neck Parkway, east side, 236.66 feet north of 260th Street, Block 8443, Lot 444, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

394-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-23 Little Neck Parkway, east side, 264.98 feet north of 260th Street, Block 8443, Lot 443, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

395-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-21 Little Neck Parkway, east side, 294.31 feet north of 260th Street, Block 8443, Lot 442, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

396-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-17 Little Neck Parkway, east side, 323.64 feet north of 260th Street, Block 8443, Lot 441, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

397-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-15 Little Neck Parkway, east side, 352.97 feet north of 260th Street, Block 8443, Lot 439, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to July 15, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

519-80-BZ

APPLICANT—Dominick Salvati and Son, for QYGX Corporation, owner, 58th Queens Boulevard, Food Corporation, Lessee.

SUBJECT—Application April 16, 1980—decision of the Borough Superintendent, under Sections 72-21 and 72-01 of the Zoning Resolution, to permit in a C8-1 district, in conjunction with the use of an existing one story building as a restaurant, the addition to the uses to include an amusement arcade.

PREMISES AFFECTED—58-01 Queens Boulevard, northeast corner of 58th Street, Block 1334, Lot 1, Elmhurst, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: Ronald N. Noll, Francis L. Chardon and Harriet Jacobs.

For Opposition: John M. Mullins, Klaus H. Oesterheld and William J. Finkel.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; additional information to be submitted; hearing closed.

549-80-BZ

APPLICANT—Sheldon Lobel for Lana Estates, Incorporated, owner.

SUBJECT—Application April 18, 1980 decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the enlargement in lot area of an existing office building site to be occupied with accessory parking.

PREMISES AFFECTED—175-05/21 Horace Harding Expressway, northwest corner of 175th Place, Block 6889, Lots 37 and 46, Fresh Meadows, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Sheldon Lobel, Joseph Ingrossia and John Ingrossia.

For Opposition: H. Irving Sigman, P.E.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; additional information to be submitted; hearing closed.

MINUTES

619-80-BZ

APPLICANT—Max Simon for Holiday Inn of America, owner. (Franchise: New York Motel Enterprises, Incorporated.)

SUBJECT—Application May 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the enlargement in an area of an existing seventeen story hotel and the addition to the uses to include limited cabaret.

PREMISES AFFECTED—423-37 West 56 Street, 426 West 57 Street, south side, 300 and 275 feet north of 10th Avenue, Block 1066, Lots 12, 13, 14, 15, 16, 17, 18, 19, 46, 47, 48, 49, 50, 51 and 148, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Norman A. Levy and Max Simon.

For Opposition: Hilda Regire, CB #4.

ACTION OF BOARD—Laid over to July 22, 1980 at 10 A.M., for decision; hearing closed.

1087-79-BZ

APPLICANT—Nicholas J. Salvadeo for Sam Costa, owner.

SUBJECT—Application October 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R3-2 and C2-1 district, the erection of a two story banquet hall and catering establishment with accessory parking in the open area.

PREMISES AFFECTED—Boundry Avenue, southwest corner of Midland Avenue, Block 3691, Lot 1, Grant City, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 27, 1980, after due notice by publication in the Bulletin; laid over to June 17, 1980; then to July 1, 1980; then to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1979, acting on N.B. Applic. #1472/1979, reads:

"2. The proposed banquet and catering establishment (Use Group 13) which is not a use permitted as of right when located in a R3-2 zoning district is contrary to Section 22-10 of the Zoning Resolution.

3. There are no applicable bulk, parking or loading requirements for a banquet and catering establishment when located in a R3-2 zoning district."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner John B. Cincotta; and

WHEREAS, the development of this site for conforming uses would be prohibitive because of the existing heavy commercial development within the surrounding area; and

WHEREAS, the site is on a block with an existing fast food establishment; and

WHEREAS, the property faces a municipal pumping station on Boundry Avenue; and

WHEREAS, the proposed attendant parking will provide more spaces than required for this use; and

WHEREAS, the submitted traffic study indicates that traffic generated herein will be less than generated by most conforming uses; and

WHEREAS, the hours of operation will not conflict with the peak traffic congestion hours; and

WHEREAS, a portion of the site is in a commercially zoned district; and

WHEREAS, there is a periodic flooding problem within the vicinity of this site which precludes conforming development; and

WHEREAS, the proposed trench drainage will more effectively control water run-off onto adjoining residential streets; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and C2-1 district, the erection of a two-story banquet hall and catering establishment with accessory parking in the open area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received October 4, 1979", 6 sheets, and "June 13, 1980", 1 sheet; and *on further condition* that this variance shall be limited to a term of 15 years; that the hours of operation be restricted to from 12 Noon to 12 Midnight Monday through Friday, 1:00 P.M. to 12 Midnight Saturday and Sunday; that a traffic safety bump be installed at all entrances and exits to provide for pedestrian safety; that noise levels from this establishment comply with Local Law 64/1979; that the maximum occupancy at any time shall not exceed 340 persons; that signs in the residence district comply with the C1 district regulations; that the existing trees on Zwicky Avenue are to be protected and retained; that new street trees be planted on Midland Avenue and Boundry Avenue; that gates to the parking area be locked after business hours; that shrub screening comply with Section 25-66 of the Zoning Resolution; that there shall be no curb cuts on Midland or Zwicky Avenues; that the proposed curb-cuts shall be of such width to provide both ingress and egress, that lighting be provided and directed away from adjoining lots; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1259-79-BZ

APPLICANT—Sheldon Lobel for Kurt and Peter Gutman, owners.

SUBJECT—Application December 20, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing seven story building the conversion of all floors above the first floor from manufacturing lofts into a multiple dwelling.

PREMISES AFFECTED—29 West 26th Street, north side, 350 feet east of Avenue of the Americas, Block 828, Lot 16, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

MINUTES

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 3, 1980, after due notice by publication in the Bulletin; laid over to June 17, 1980; then to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1979, acting on Alt. Applic. #424/1979, reads:

“C7. Proposed change of use from manufacturing use group 17 to general residential Class A Apt. use group 2 in M1-6 zoning district is not permitted as of right as per Sec. 42-10 Z.R.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing seven-story building, the conversion of all floors above the first floor from manufacturing lofts into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked “Received December 20, 1979”, 7 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device, connected to an alarm that can be heard throughout the building, be installed in the public halls and spaces and on the commercial floors including the cellar; that a manual fire alarm station be installed on each floor; that the existing fire escape be retained and provide street termination to the satisfaction of the Department of Buildings; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

11-80-BZ

APPLICANT—Regi Goldberg, Architect for 28th Street Associates, owner.

SUBJECT—Application January 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing seven story building, the conversion of all floors above the first floor from manufacturing lofts into a multiple dwelling.

PREMISES AFFECTED—146 West 28th Street, south side, 201.5 feet east of Seventh Avenue, Block 803, Lot 65, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: R. Goldberg.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carrol,

Commissioner Walsh, Commissioner Cincotta and
Commissioner Wolf 5

Negative: Vice Chairman Agusta 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 10, 1980, after due notice by publication in the Bulletin; laid over to June 24, 1980; then to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1979, acting on Alt. Applic. #1145, reads:

“1. Proposed residence building (U.G.2) located in M1-6 district is contrary to Section 42-00 of the Zoning Resolution.

(Note: There are no bulk or parking regulations).

and

WHEREAS, Community Board #5M. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing seven-story building, the conversion of all floors above the first floor from manufacturing lofts into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked “Received January 4, 1980”, 5 sheets, and “June 16, 1980”, 2 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a fire alarm station, connected to an alarm that can be heard throughout the building, be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; that the second floor be occupied with a non-hazardous conforming commercial use; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

14-80-BZ

APPLICANT—Dominick Salvati and Son for Dan Sullivan, owner.

SUBJECT—Application January 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the maintenance of a one story enlargement to an existing one family dwelling that creates non-compliance within the rear yard.

PREMISES AFFECTED—557 68th Street, north side, 226.98 feet west of 6th Avenue, Block 5856, Lot 136, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Ronald U. Noll.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 10, 1980, after due notice by publication in the Bulletin; laid over to June 24, 1980; then to July 8, 1980; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated December 26, 1980 acting on Alt. Applic. #1191, reads:

"1. Proposed enlargement at rear of building creates a non-complying rear ayrd of elss than 30'-0" and is contrary to Section 23-47 of Zoning Resolution."

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the one-story enlargement to be legalized is similar to extensions on other buildings in close proximity; and

WHEREAS, this enlargement will not have any significant negative effect on the light and air to adjoining parcels; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 (BR) district, the maintenance of a one-story enlargement to an existing one-family dwelling that creates noncompliance within the rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 4, 1980", 5 sheets, and "June 18, 1980", 4 sheets; and *on further condition* that there shall be no windows in this enlargement facing adjoining plots; that the interior walls and ceilings be enclosed with 5/8 inch Fire Code 60; that the exterior walls be brick filled on the interior lot lines with a 3 foot return; that an approved smoke detector be provided on each level of this structure; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

15-80-A

APPLICANT—Dominick Salvati and Son for Daniel J. Sullivan, owner.

SUBJECT—Application January 4, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—557-68th Street, north side, 226.98 feet west of 6th Avenue, Block 5856, Lot 136, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ronald U. Noll.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 26, 1979, on Alt. Applic. #1191/79, reads:

"2. Proposed frame enlargement at rear of subject bldg., a masonry bldg. is contrary to C26-241.0 B.C." and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated December 26, 1979, acting on Alt. Applic. #1191/1979,

Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 14-80-BZ; and that all other laws, rules and regulations be complied with.

27-80-BZ

APPLICANT—Sheldon Lobel for 135 West 17th Street Tenants Corporation, owner.

SUBJECT—Application January 9, 1980—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution to permit in an M1-5 district, the erection of a penthouse enlargement and the conversion of an existing six story building into a multiple dwelling above the first floor.

PREMISES AFFECTED—135-139 West 17th Street, north-side, 323 feet east of 7th Avenue, Block 793, Lot 17, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980 after due notice by publication in the Bulletin; laid over to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1979, acting on Alt. Applic. #947, reads:

"1. Proposed residence building (UG2) located in M1-5 district is contrary to Section 42-00 Zoning Resolution.

(Note: There are no bulk or parking regulations)."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, the erection of a penthouse enlargement and the conversion of an existing six-story building into a multiple dwelling above the first floor *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 9, 1980", 13 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the public halls and spaces and connected to an alarm that can be heard throughout the building; that a manual fire alarm station be installed on each floor; that the existing fire escape be maintained and provide street termination to the satisfaction of the Department of Buildings; that 25 percent of the roof area be allocated as tenant recreational space; that the proposed

MINUTES

penthouse be set back a minimum of 10 feet from the existing building facade; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

28-80-A

APPLICANT—Sheldon Lobel for 135 West 17th Street Tenants Corporation, owner.

SUBJECT—Application January 9, 1980—appeal from a decision of the Borough Superintendent re- proposed enlargement contrary to the Multiple Dwelling Law.

PREMISES AFFECTED—135-39 West 17th Street, north side, 323 feet east of 7th Avenue, Block 793, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1979, on Alt. Applic. #947/79, reads:

“12. Proposed enlargements of bldg. consisting of raising of roof beams, is contrary to Sec. 277 MDL.

15. Light and ventilation for sleeping alcoves, and dressing rooms 70 sq. ft. or more, to comply with Sec. 277 MDL.”

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.

Resolved, that the decision of the Borough Superintendent, dated December 7, 1979, acting on Alt. Applic. #947/1979, Objection No. 12 only, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 27-80-BZ; and that all other laws, rules and regulations be complied with.

40-80-BZ

APPLICANT—Samuel H. Lindenbaum Colin for 35-37 West 23rd Street, Partnership, owner of option.

SUBJECT—Application January 18, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing five story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—35-37 West 23rd Street, north side, 38.9/2 feet west of Fifth Avenue, Block 825, Lot 23, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum and Francis R. Angellino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 24, 1980, after due notice by publication in the Bulletin; laid over to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 26, 1979 acting on Alt. Applic. #818, reads:

“1. Proposed residence building (UG2) located in M1-6 district is contrary to Section 42-00 Z.R.

(There are no bulk or parking regulations).”

and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing five-story building, the conversion of all floors above the first floor from lofts into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked “Received January 18, 1980”, 1 sheet, and “July 3, 1980”, 11 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station, connected to an alarm that can be heard throughout the building, be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; that egress from the fire escape, which is not a required means of egress, be to the satisfaction of the Department of Buildings; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

67-80-BZ

APPLICANT—Gloria Pavone and John Pavone, owner.

SUBJECT—Application January 29, 1980—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution to permit in a C1-2 district, the conversion of an existing one-story supermarket into a funeral establishment with accessory parking in the open area.

PREMISES AFFECTED—3024 Quentin Road, south side, 200 feet east of Marine Parkway, Block 7713, Lots 27 and 33, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Gloria Pavone, Michael Pavone and John Pavone, Jr.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 10, 1980, after due notice by publication in the Bulletin; laid over to June 24, 1980; then to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 21, 1980, acting on Alt. Applic. #49, reads:

MINUTES

"1. Proposed Funeral Establishment—Use Group 7—for the subject building located in a C1-2 zone, is not permitted as of right under Section 32-16 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the use herein is for a Special Permit; and

WHEREAS, the Board has determined that the funeral establishment will generate less traffic congestion than many conforming uses; and

WHEREAS, the existing store has been vacant for several years; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-27 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit under* Section 73-27 of the Zoning Resolution, to permit in a C1-2 district, the conversion of an existing one-story super-market into a funeral establishment with accessory parking in the open area *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received January 29, 1980", 4 sheets; and *on further condition* that the hours of operation be limited to from 8:00 A.M. to 10:00 P.M. daily; that queuing of automobiles be within the site; that an attendant be on duty when the number of automobiles is excessive; that the parking area shall be locked after business hours; that the screening along Marine Parkway comply with the plan submitted; that all loading be performed within the property parking area; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

163-80-BZ

APPLICANT—Leonard F. Rothkrug for Sandlewood Investors Corporation, owner.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (R7-2) district, the enlargement in floor area of an existing police precinct structure and the conversion into a five story and penthouse multiple dwelling that increases the degree of non-compliance in floor area ratio and rear yard encroachment and creates non-compliance in lot area per room the distance between window and lot lines and between unconnected residential structures.

PREMISES AFFECTED—196 Avenue of the Americas, east side, 103.2 feet south of Prince Street, Block 504, Lot 14, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Kathryn Pon and Barry Chann.

For Opposition: Doris Diether, C.B. #2.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 10, 1980, after due notice by publication in the Bulletin; laid over to June 24, 1980; then to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent; dated February 13, 1980 acting on Alt. Applic. #1296, reads:

"2. Proposed conversion and enlargement of a non-complying building in an R7-2 district is contrary to Section 54-31 of the Zoning Resolution since it increases degree of non-compliance in FAR, OSR, rear yard and creates new non-compliance in distance between required windows and lot lines, distance between unconnected portions of residential building and lot area/room."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, this structure could be converted to a commercial use in order to establish compliance with Article 7B of the Multiple Dwelling Law; and

WHEREAS, the conversion from a police precinct into a multiple dwelling required additional floor area to make this project economically viable; and

WHEREAS, the proposed residential use is a permitted use in this district; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-5 (R7-2) district, the enlargement in floor area of an existing police precinct structure and the conversion into a five-story and penthouse multiple dwelling that increases the degree of noncompliance in floor area ratio and rear yard encroachment and creates noncompliance in lot area per room, the distance between windows and lot lines and between unconnected residential structures, *on condition* that all work substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 26, 1980", 10 sheets; "June 17, 1980", 1 sheet; and "July 3, 1980", 7 sheets; and *on further condition* that there shall be no habitable rooms on the cellar level; that a smoke detector with a self-contained alarm be installed in each apartment; that the building be provided with a full sprinkler system that shall be properly maintained; that no Building Department permit shall be issued until 31 days after the date of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

164-80-A

APPLICANT—Leonard F. Rothkrug for Sandlewood Investors Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—196 Avenue of the Americas, east side, 103.2 feet south of Prince Street, Block 504, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Kathryn Pon and Barry Chann.

For Opposition: Doris Diether, C. B. #2.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1980, on Alt. Applic. #1296/79, reads:

"1. Proposed conversion of bldg. previously used for other than loft, commercial or mfg. use, under Art. VII B is contrary to Section 277 MDL.

8. Distance between bldgs. less than 40' is contrary to Sec. 28 and 278 MDL.

9. Proposed mezzanines which exceed 33 1/3% area of floor below must be considered separate stys., req. separate egress, and create a NFP bldg. exceeding 6 stys., and is therefore contrary to Secs. 141, 277(2) and (7) MDL, Sec. C26-255.0 AC and Dept. Memos 8/2/77.

13. Cellar living rooms are contrary to Sec. 34 MDL.

21. Size of inner court is contrary to Sec. 26 MDL."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.

Resolved, that the decision of the Borough Superintendent, dated February 13, 1980, acting on Alt. Applic. #1296/1979, Objection Nos. 1, 8 and 21 only, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 163-80-BZ; that Objection Numbers 9 and 13 be complied with; and that all laws, rules and regulations be complied with.

199-80-BZ

APPLICANT—E. Lauria for John Turvey, owner.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, the elimination of the accessory garage to an existing one family dwelling and to provide accessory parking within the front yard.

PREMISES AFFECTED—26 Shore Acres Road, south side, 244.59 feet east of Bay Street, Block 3066, Lot 167, Shore Acres, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 24, 1980, after due notice by publication in the Bulletin; laid over to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 14, 1980 acting on Alt. Applic. #270/1979, reads:

"1. The proposed elimination of a garage and parking within a required front yard, is contrary to Section 23-40 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #1S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical diffi-

culty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, the elimination of the accessory garage to an existing one-family dwelling and to provide accessory parking within the front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 4, 1980", 2 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

346-80-BZ

APPLICANT—Leonard F. Rothkrug for Eil Properties, Incorporated, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 within an R7-1 district, the enlargement in area and the expansion of an existing food products processing establishment previously before the Board.

PREMISES AFFECTED—626/638 Flatbush Avenue, west side, 139 feet south of Chester Court, Block 5026, Lots 187, 188, 189, 185, 195, 215 and 191, Borough of Brooklyn. Community Board #9BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 24, 1980, after due notice by publication in the Bulletin; laid over to July 8, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1980 acting on Alt. Applic. #986/1979, reads:

"1. Proposed extension of wholesale meat processing uses in a C1-3 District is contrary to Section 32-10 of the Zoning Resolution and Cal. No. 313-76-BZ".

and

WHEREAS, the Community Board #9BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-3 within an R7-1 district, the enlargement in area and the expansion of an existing food products processing establishment previously before the Board *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 7, 1980", 6 sheets, "June 17, 1980", 2 sheets, and "July 3, 1980", 1 sheet;

MINUTES

and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 7:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 8, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

533-73-SA

APPLICANT—Johnson Controls, Incorporated, owner.

SUBJECT—Additional fire alarm equipment.

APPEARANCES—

For Applicant: Burton Myers.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

533-73-SA: Amendment to resolution to include additional fire alarm equipment.

Johnson Controls, Incorporated, Long Island City, New York, requested that the resolution adopted February 26, 1974 and amended April 22, 1975 under Calendar Number 533-73-SA be reopened and amended to include additional fire alarm equipment.

PROPOSED USE: Class E fire alarm equipment.

DESCRIPTION: The equipment is known as the Model 7000 Class E Fire Alarm and Voice Communication System. The fire command station is modular in construction, which facilitates its combination with peripheral equipment, such as manual stations, warden stations, speakers, smoke detectors, waterflow devices, and electromagnetic door strikes. The system is electrically supervised to detect and report as a trouble condition the occurrences of an open, short, or ground fault in the system wiring.

The components of the system are as follow:

MANUAL STATIONS

MF-2020-E Manual Pull Station (non-code)

SMOKE DETECTORS

DF-1015-E Ionization Detector (area)

DF-1016-E Ionization Detector (area)

DF-1020-E Ionization Detector (area)

DF-1110-E Ionization Detector (duct)

DF-1112-E Ionization Detector (duct)

DF-1120-E Ionization Detector (duct)

SPEAKERS

SF-2010-E Speaker

SF-2020-E Speaker

SF-2040-E Speaker

SF-2050-E Speaker

SF-1800-E Speaker

SF-3000-E Fire Light

CONTROL PANELS

CF-3000 Audio Alarm Module

CF-3005 Audio Communications Module

CF-3010 Audio Amplifier Module

CF-3015 Audio Tape Module

CF-3020 Audio Tone Module

CF-3021

CF-3025

CF-1042

CF-1301

CF-1305

SPQ-8600

SPQ-8649

SPQ-7655

SPQ-7850

System-7300

Audio Tone Generator

Audio Monitor Module

Initiation Module

Power Supply

Power Supply

Supervisory Tone Generator

Dual Zone Frequency Detector

City Connect Module

Timer Module

Fireman's Communication System—Used with Floor Warden Stations.

FLOOR WARDEN STATIONS:

DF-8000-E

Floor Warden Station

CODE TRANSMITTERS:

TF-1005

Automatic Code Transmitter

JC/80 MODULES:

BIN/11

Binary Input Module

BIN/13

Fire Zone Module

BIN/15

Security Module

BIN/16

Ionization Detector Module

SST/11

Start/Stop Module

The following devices have already been approved by the Board:

DF-1015 (Pyrotronics D1-4 detector) 258-72-SA

DF-1016 (Pyrotronics D14A detector) 258-72-SA

DF-1020 (BRK-Ceiling detector) 583-75-SA

DF-1120 (BRK-duct detector) 562-79-SA

DF-1530 (ESL-Ceiling detector) 122-73-SA

DF-1110 (Pyrotronics-duct DA-4) 258-72-SA

DF-1112 (Pyrotronics-duct CA-4) 258-72-SA

SF-2000 (Atlas speakers) 57-14-SA

SF-1800 (Wheelock speakers) 426-75-SA

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Johnson Controls Model 7000 Class E Fire Alarm and Voice Communication System, with components as listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of Article 17 and Reference Standards RS 17-3A and RS 17-3B of the Building Code and Chapter 19 of the Administrative Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 533-73-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

MINUTES

142-74-SM

APPLICANT—W. R. Grace and Company, owner.

SUBJECT—To include modification of fire rated floor-ceiling assembly.

APPEARANCES—

For Applicant: John C. Ottinger.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

142-74-SM: Amendment to resolution to include modification of fire rated floor-ceiling assembly.

W. R. Grace and Company, Zonolite Construction Products Division, North Brunswick, New Jersey, requested that the resolution adopted November 6, 1974 and amended through November 27, 1979 under Calendar Number 142-74-SM be reopened and amended to include a modification of a floor-ceiling assembly.

PROPOSED USE: Fire rated floor-ceiling assembly.

DESCRIPTION: The previously approved floor-ceiling, U. L. Design No. D706, has a two hour restrained assembly rating and unrestrained beam ratings of 1, 1½, and 2 hours, dependent upon beam size and thickness of cementitious sprayed fireproofing. The steel beam and steel floor decks are protected with Zonolite Mono-Kote MK-5 cementitious sprayed fireproofing.

The modification is in the blend of fluted and cellular steel deck units in the assembly; namely to add, as one of the allowable blends for this assembly, a 2 to 1 ratio of fluted to cellular steel deck units, with the optional use of phosphatized/painted fluted units.

INSPECTION AND TEST: The modification described above has been tested and approved by Underwriters' Laboratories (R4339).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 6, 1974 and amended through November 27, 1979 under Calendar Number 142-74-SM be reopened and amended to include the modification described above, a 2 to 1 ratio of fluted to cellular steel deck units, in the fire rated floor-ceiling assembly described by U. L. Design No. D706, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 142-74-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

4-77-SA

APPLICANT—Besam, Incorporated, owner.

SUBJECT—Additional automatic door openers and new designations.

APPEARANCES—

For Applicant: Bruce Campbell.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

4-77-SA: Amendment to resolution to include additional automatic door openers and new designations.

Besam, Incorporated, East Windsor, New Jersey, requested that the resolution adopted March 22, 1977 under Calendar Number 4-77-SA be reopened and amended to include additional automatic door openers and new designations.

PROPOSED USE: Automatic door openers.

DESCRIPTION: The models and corresponding trade name designations are as follows:

Swing Door Operators		
Electrohydraulic		
Model	Trade Name(s)	
OVE	Econo-Swing 150R	or Windbreaker 50R
OHE	Econo-Swing 150L	or Windbreaker 50L
POVE	Econo-Swing 150RE	or Windbreaker 50RE
POHE	Econo-Swing 150LE	or Windbreaker 50LE
OVA	Econo-Swing 200R	
OHA	Econo-Swing 200L	
POVA	Econo-Swing 200RE	
POHA	Econo-Swing 200LE	
Swing Door Operators		
Electromechanical		
Model	Trade Name	
None	Swingmaster 300R	
None	Swingmaster 300L	
None	Swingmaster 350R	
None	Swingmaster 350L	
Slide Door Operators		
Electromechanical		
Model	Trade Name	
EMA-2	Power Glide 3000-2	
EMA-H	Power Glide 3000-R	
EMA-V	Power Glide 3000-L	
EML-2	EZ-Fit 3050-2	
EML-H	EZ-Fit 3050-R	
EML-V	EZ-Fit 3050-L	

Besam automatic pedestrian door openers are used for swinging and sliding doors in public and commercial buildings with heavy pedestrian traffic. All door openers except the Econo-Swing 150 are to be used with non-fire rated doors only. The Econo-Swing 150 is also to be used with classified single and pairs of fire doors, swinging in the same or opposite directions, of the hollow metal type with verticle rod devices, incorporating an integral releasing system.

MINUTES

The Econo-Swing 150 and 200 operators are self contained electrohydraulic swing door openers. The major components are: an extruded aluminum cover assembly, electric motor, hydraulic oil pump, oil servo and printed circuit board. Opening force is imparted to the door hydraulically, and closing force is imparted by the action of a return spring. In the event of a power failure, the operator will act as a manual door closer that will permit the door to be opened with 15 lbs. of opening force. All doors which swing into the interior of a building are provided with emergency breakout hardware which permits them to swing outward.

The Swingmaster 300 and 350 operators are self contained electromechanical swing door openers. The major components are an electric motor, gear box assembly, return spring and printed circuit board. Opening force is imparted to the door by the action of the electric motor and gear box assembly, and closing force is imparted by the action of a return spring. In the event of a power failure, the operator will act as a manual door closer that will permit the door to be opened with 15 lbs. of opening force. All doors which swing into the interior of a building are provided with emergency breakout hardware which permits them to swing outward.

The Power-Glide 3000 and EZ Fit 3050 operators are self contained electro-mechanical sliding door operators. The major components are: an extruded aluminum support beam and cover assembly, electric motor and gear box assembly. Opening and closing force is imparted to the door by the action of the electric motor and gear box assembly. Special reversing functions built into the unit automatically change the direction of the sliding door(s) if an obstruction is encountered during the opening or closing cycles. All sliding doors contain emergency breakway hardware which permit them to swing to the outside of the building in the event of a power failure.

All door openers can be activated by automatic devices such as a contact mat, photocell, contact bar, or radar equipment; or it can be activated by manual devices such as a tone impulse, elbow switch, foot switch, floor contact, key switch, pull cord switch or push button switch.

INSPECTION AND TEST: The door openers have been tested and approved by Underwriters' Laboratories (File E47833).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 22, 1977 under Calendar Number 4-77-SA be reopened and amended to include the door openers and designations as listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York, the original resolution adopted under this Calendar Number, and the General Resolution adopted by the Board of Standards and Appeals on April 15, 1980 (Bulletin Nos. 15-17, Volume 65, page 408) under Calendar Number 1102-79-GR.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 4-77-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

611-80-SA

APPLICANT—World Wide Pollution Control, Incorporated, owner.

SUBJECT—Material for lining of fuel oil tanks.

APPEARANCES—

For Applicant: Victor Beck and Harriet Jacobs.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

611-80-SA: World Wide Pollution Control, Incorporated, Brooklyn, New York, filed for approval of Duroflex No. 3 fuel oil tank lining under the provisions of Section C26-106.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Material for lining of fuel oil tanks.

DESCRIPTION: The material is used to repair the inside of fuel oil storage tanks. It is a cementitious material which is hand troweled to the inside of the tank to a thickness of approximately 1½" on the bottom and 1" on the other interior surfaces. The material is a combination of hydraulic cement, epoxy, and fiberglass.

INSPECTION AND TEST: The material has been tested and approved by Haller Testing Laboratories, Plainfield, New Jersey (Report No. L-3224-1) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATION: The Committee on Test recommends the approval of Duroflex No. 3 as a material used for the repair of interior linings of fuel oil tanks under the provisions of Section C26-106.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York on the following conditions:

1. These coatings are to be applied by a licensed installer pursuant to C19-16.1 Administrative Code, fully trained and equipped to perform the job, and an application is to be filed with the Fire Department before work commences.

2. The applicator shall have available at each job-site the following equipment as a minimum, depending on the flash-points of materials involved:

- Combustible gas indicator.
- Two (2) U.S. Bureau of Mines approved helmets.
- Ventilating educator fans (explosion-proof) connected to a source of clean air by hoses.
- Compressor for clean air supply.
- Protective clothing.
- Two (2) fire extinguishers (15 pounds dry chemical each).
- Non-sparking tools.
- Life-lines.
- Explosion-proof or air driven power tools.
- All lights used shall be explosion-proof.

3. Tank must be certified gas free. Access to the tank shall be by removing the manway cover at the side of the tank. When first entering the tank, protective clothing must

MINUTES

be used; also, life lines and air supplied masks. Remove all sludge and deposits. Abrasive blast the interior surfaces to the degree of surface preparation specified elsewhere. Apply coatings also as outlined in Owner's Specifications.

a. If tank is underground, method of repair shall be by excavating a four foot by four foot (4' x 4') hole to the emptied tank top, isolating, and gas freeing tank.

b. If no manhole exists, cut an 18" to 24" square opening in the tank by cold work, using non-sparking tools. Do not use torch or open flame.

4. To close the opening cut in the tank after tank lining, a permanent steel cover for the opening shall be provided, fastened with gasketing and bolts. This cover shall overlap the opening cut in the tank by at least two (2) inches on each side; it shall be steel of the same thickness as the tank and rolled to the contour of the tank; it shall be fastened to the tank by 1/2" steel bolts on four (4) to six (6) inch centers and about one inch from the edge of the plate.

5. Adequate ventilation shall be provided by means of eductor fans with explosion-proof motors connected to a source of clean air, or by equivalent means acceptable to the Fire Department. Hoses from oxygen cylinders shall not be used in tanks for breathing purposes.

6. The tank shall be subjected to a standing water test in the presence of a Fire Department Inspector if an above-ground bulk storage tank.

(a) The repaired tank that has been cut into, shall be subjected to a 30 p.s.i. water hydrostatic test for 30 minutes in the presence of a Fire Department Inspector, and shall show no leakage. This shall be followed by a 10 p.s.i. air test for 30 minutes on the tank and associated piping when the tank has been reconnected and shall show no leakage.

7. If spray equipment is used, it shall be of the type approved by the Board of Standards and Appeals.

8. To raise the temperature of the air in the tank, only use an approved indirect heater approved by the Board of Standards and Appeals, located outside the tank.

9. All equipment used shall be electrically grounded to tank.

10. Personnel shall wear only cotton clothing without metal buttons or fittings to prevent static discharge, and shoes must have rubber soles and heels.

11. Repair operations shall not be conducted while an electrical storm is in progress.

12. Repair operations shall not be conducted unless combustible gas readings in the tank are twenty percent or less below the lower explosive limit. However, initial work is not to start until tank is gas free.

13. The installer shall comply with all safety and environmental regulations of City, State, or Federal Agencies relating to repair operations, the purging, the disposal of any sludge, and the protection of personnel.

14. Applicant affix a permanent label to each container which is sold, with the label to list the safety requirements set forth in this resolution.

15. A Fire Department certificate of approval number or permit number should be on the label if the same is required by Fire Department regulations and by the composition and flashpoint of the material.

16. The repaired fuel tank should not be used until two days after the repair and only after a hydrostatic pressure test is performed as specified in the attached conditions.

17. All uses, locations and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 611-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

682-80-SA

APPLICANT—Oil Recovery Systems, Incorporated, owner.
SUBJECT—Portable oil-water separator.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

682-80-SA: Oil Recovery Systems, Incorporated, Greenville, New Hampshire, filed for approval of the Scavenger portable oil-water separator under the provisions of Section C26-106.2 of the Building Code and Chapter 19 of the Administrative Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Portable oil-water separator.

DESCRIPTION: The separator is a two foot cubic cartridge. Its size allows it to be brought to the water which is being treated, rather than bringing the water to a separator.

The cartridge is floated, partially submerged, on the water, with floating buoys. The water is pumped through an input hose and into the cartridge. The cartridge contains a coated screen which does not allow water to pass through it. Oil and other hydrocarbons are collected on the downstream sign of the screen. The separated water returns through an output hose. The pump has a 5 GPM capacity, a 1/4 horsepower explosion-proof motor, and a micro-switch (4 milliamps) control.

INSPECTION AND TEST: The pump, motor, and electrical components of the separator have been tested and approved by Underwriters' Laboratories (Files E10289, 10514, and E25900).

RECOMMENDATIONS: The Committee on Test recommends the approval of the Scavenger portable oil-water separator on condition that the available aluminum floating buoys and aluminum cartridge casing shall be used and on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

MINUTES

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 682-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

sprinklers, the water supply may be taken from the house piping, if the supply is adequate for the purpose. Existing buildings using only Class 1 filters shall be exempt from this subdivision, provided the control system is arranged to shut down the fresh air intake, return air, and exhaust air dampers, as well as the supply and return air fans—automatically. The shut down shall be actuated by smoke detectors located downstream of the filter bank.

502. Liquid adhesive coatings used on air filters shall have a flash point not lower than 325 degrees F., Cleveland open cup tester.

503. Liquid adhesive tanks into which removable filters are dipped should preferably be located outside the building or in a separate fire resistive room. Such tanks shall be of metal, equipped with tight-fitting covers and shall be kept tightly covered when not in actual use.

504. Where filters are flushed with liquid adhesives flowing through the air stream the system shall be arranged so that the filters cannot be flushed while the fans are in operation.

505. All air filters shall be kept free of excess dust and combustible material. Filters be renewed or cleaned when the resistance to air flow across the filter bank has increased to two times the original resistance. A suitable draft gauge should be provided for the purpose. Draft gauges, of a type which will operate a warning light or produce an audible signal when excessive dust loads have accumulated, are recommended. If the filters are of the automatic liquid adhesive type, sludge shall be regularly removed from the liquid adhesive reservoir.

2. The opening paragraph of Subdivision 1003 of Section 10 and subdivision (a) thereof, is repealed and re-enacted to read as follows:

1003. In systems of over 15,000 cubic feet per minute capacity, approved smoke detectors shall be installed, arranged to automatically shut down fans. Smoke dampers shall be installed in the main return duct, and in the main supply duct downstream of the filter bank in systems over 15,000 cubic feet per minute, as well as in the other locations noted below in subdivisions a-1 through a-6, arranged to close automatically when the system is not in operation and also by operation of the smoke detecting apparatus and by the manual emergency fan stop. For this purpose, except as

otherwise provided in Section 501, approved smoke detectors and smoke dampers shall be provided in buildings constructed before the effective date of this code as well as in those constructed under this code, as follows:

a. In a ventilating, air conditioning, or other system utilizing recirculated air, an effective means for detecting smoke and controlling its spread by stopping the system fans shall be provided when any of the following conditions exists:

1. Where a system is used to supply an exit passageway, or a space leading from elevators to a street or the exterior of a building.

2. Where a system is used to supply spaces on more than one story or spaces in different fire areas in the same story.

3. Where the area of a building or space served is over 15,000 sq. ft. in mercantile and/or indoor assembly occupancies or accommodates more than 250 persons, regardless of floor area.

4. Where there is a duct opening in a required interior fire division having a fire resistance rating of 2 hr. or more.

5. When a duct used for a system passes through a fire wall.

6. Where a corridor is used as a plenum. See paragraph 316 d. of this reference standard.

3. Amend subdivision (m) of Section 2, relating to definition of "smoke damper" so as to read as follows:

(m) Smoke Damper—A damper arranged to seal off air flow automatically through a part of an air duct system, so as to restrict passage of smoke. A smoke damper may be a standard [louvered] damper serving other control functions if location lends itself to the dual purpose. A smoke damper does not need to meet all the requirements of a fire damper. 4. This amendment shall be effective immediately, provided, however, that for existing buildings, it shall be required that permits be obtained to perform the necessary work within 6 months of the date of this resolution; and all work must be satisfactorily completed within one year of the date of this resolution.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *Reference Standard RS 13-1* in accordance with the above report.

705-80-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, undated letter received June 6, 1980.

SUBJECT—Modification of Reference Standard RS 2-1 (Abbreviations of Names of National Organizations) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: I. Minkin, B.D.

ACTION OF BOARD—Reference Standard RS 2-1 is modified; in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on July 8, 1980 after due notice; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 2-1 should be modified;

Resolved, that the Board of Standards and Appeals does hereby modify the designated Reference Standard RS 2-1 as follows:

2. Add the following:

Reference Standards Agencies
and National Organizations

The following agencies and national organizations promulgate standards referenced in this code and its referenced standards. The abbreviations in front of the agency or national organization is used to identify it. A (bracket) indicates its former abbreviation.

AA

Aluminum Association
818 Connecticut Avenue, N.W.
Washington, D.C. 20006

AAMA

Architectural Aluminum
Manufacturers Association
35 East Wacker Drive
Room 3200
Chicago, Illinois 60601

AASHTO, (AASHO)

American Association of State Highway and
Transportation Officials
444 North Capital Street
Washington, D.C. 20001

ACI

American Concrete Institute
P.O. Box 19150
Redford Station
Detroit, Michigan 48219

AGA

American Gas Association Laboratories
8501 East Pleasant Valley Road
Cleveland, Ohio 44131

AGMA

American Gear Manufacturers Association
1901 North Fort Meyer Drive
Arlington, Virginia 22209

AHA, (IBI)

American Hardwood Association
205 West Touky Avenue
Park Ridge, Illinois 60068

686-80-SM

APPLICANT—Superior Fireplace Company, division of Mobex Corporation, owner.

SUBJECT—Factory built fireplaces.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
686-80-SM: Superior Fireplace Company, division of Mobex Corporation, Fullerton, California, filed for approval of fireplaces, Models B1138, B1143, B1238, and B1243, under the provisions of Articles 5 and 15 and RS 5 and 15 of the Building Code of the City of New York.

PROPOSED USE: Factory built fireplaces.

DESCRIPTION: The fireplaces are available with blowers and outside combustion air, which is brought in through a

duct equipped with an air damper. Models B1138 and B1238 have 38" openings. Models B1143 and B1243 have 43" openings. Models B1238 and B1243 have an optional Model FAK-180 fan assembly, which can be attached to both sides of the fireplace to increase the air circulation.

The fireplaces are double wall steel construction, .023" thick walls, with cast refractory on the floor and back walls. The chimney sections are 8" or 10" in diameter, double or triple wall construction, with .012" and .018" thick walls. The galvanized steel fire stop spacers maintain 1" clearances between the chimney sections and combustible joist construction. The hearth extension is 4" thick brick or metal sheeting. The wall shields are 40" X 40" metal sheeting. The roof assembly, which is connected to the top chimney section, is round, 16½" in diameter, and includes galvanized steel flashing, draw band and mounting collar, an aluminum coated steel rain cap, inner tubes, and a stainless steel flue pipe.

The fireplaces burn solid fuel. The chimney sections are installed with 1" clearances from combustible walls, roof structures, joists, and ceilings. The overall height of each fireplace and its chimney sections is no less than 12'-2" and no more than 80'.

INSPECTION AND TEST: The fireplaces have been tested and approved by Underwriters' Laboratories (File MH8988).

RECOMMENDATIONS: The Committee on Test recommends the approval of Superior Fireplaces, Models B1138, B1143, B1238, and B1243, under the provisions of Articles 5 and 15 and RS 5 and 15 of the Building Code of the City of New York on the following conditions:

1. The hearth and wall shield shall not be made of asbestos.

2. Each installation shall include ducts for supply of outdoor combustion air.

3. The chimney sections shall be installed with 1" minimum clearances from combustible materials.

4. The overall height of the fireplace and its chimney sections shall be no less than 12'-2" and no more than 80'.

5. All installations in high rise buildings shall be restricted to Class I (non-combustible) buildings built under the authority of the present building code (adopted December 6, 1968).

6. All uses, locations, and installations shall comply with the applicable requirements of the Building Code.

7. The chimney shall be supported at intervals as required by the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 686-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

693-80-BCR

APPLICANT—Irwin Fruchtman, P.E., Commissioner, Department of Buildings letter dated June 2, 1980 and received June 3, 1980.

SUBJECT—Modification of Reference Standard RS 13-1 (Air conditioning and ventilating systems) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: I. Minkin and Lewis Whiteman.

For Administration: Lt. R. J. Ellis and Deputy Chief Elmer Chapman, Fire Dept.

ACTION OF BOARD—Reference Standard RS 13-1 is modified, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on July 8, 1980 after due notice; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 13-1 should be modified;

Resolved, that the Board of Standards and Appeals does hereby modify the designated Reference Standard RS 13-1 as follows:

1. Section 5 is repealed, and re-enacted to read as follows:

5. Air Filters and related fire protection.

501. (a) Air filters shall be of approved types that will not burn freely or emit large volumes of smoke or other objectionable products of combustion when attacked by flames. Filters qualifying as Class 1 or Class 2 shall be accepted as meeting these requirements. See Section 2, Definitions. An evaporative cooler containing a combustible filter and water evaporation medium, such as excelsior, shall not be used.

(b) In all new and existing filter installations, there shall be installed approved automatic extinguishing equipment employing water, inert gas or other approved means in the enclosure of the air conditioning system to protect against combustion of material that may accumulate for filter systems which exceed 15,000 CFM and which include any of the conditions listed under Par. 1003, a, 1 through 6, unless the filter plenum is retrofitted with smoke dampers downstream of the filter bank. Additionally, the automatic extinguishing equipment, or the smoke dampers as appropriate, shall be actuated by smoke detectors installed downstream of the filter bank. Where sprinklers are installed, suitable provision should be made for drainage including adequate provision for overflow drains from any oil reservoirs installed at filters. In buildings not equipped with automatic

AISC

American Institute of Steel Construction, Inc.
Wrigley Building
400 North Michigan Avenue
Chicago, Illinois 60611

AInsA, (AIA), (NBFU)

American Insurance Association
Engineering & Safety Service
85 John Street
New York, New York 10038

AISI

American Iron and Steel Institute
1000 Sixteenth Street, N.W.
Washington, D.C. 20036

AITC

American Institute of Timber Construction
333 W. Hampden Avenue
Englewood, Colorado 80110

ANSI, (USASI)

American National Standards Institute, Inc.
1430 Broadway
New York, New York 10018

APA

American Plywood Association
P.O. Box 11700
Tacoma, Washington 98411

AREA

American Railway Engineering Association
59 East Van Buren Street
Chicago, Illinois 60605

ARI

Air Conditioning and Refrigeration Institute
1815 North Fort Meyer Drive
Arlington, Virginia 22210

ASCE

American Society of Civil Engineers
United Engineering Center
345 East 47th Street
New York, New York 10017

ASHRAE

American Society of Heating, Refrigerating and Air-Conditioning Engineers
United Engineering Center
345 East 47th Street
New York, New York 10017

ASME

American Society of Mechanical Engineers
United Engineering Center
345 East 47th Street
New York, New York 10017

ASTM

American Society for Testing and Materials
1916 Race Street
Philadelphia, Pennsylvania 19103

AWPA

American Wood Preservers Association
7735 Old Georgetown Road
Bethesda, Maryland 20014

AWPI

American Wood Preservers Institute
1651 Old Meadow Road
McLean, Virginia 22101

AWS

American Welding Society
2501 N.W. Seventh Street
Miami, Florida 33125

AWWA

American Water Works Association
6666 West Quincy Avenue
Denver, Colorado 80235

BIA

Brick Institute of America
1750 Old Meadow Road
McLean, Virginia 22102

CISPI

Cast Iron Soil Pipe Institute
2029 K Street, N.W.
Washington, D.C. 20006

CFR

Code of Federal Regulations
Superintendent of Documents
Government Printing Office
Washington, D.C. 20402

MINUTES

- CPSC
Consumer Product Safety Commission
Washington, D.C. 20207
- CRSI
Concrete Reinforcing Steel Institute
180 No. LaSalle Street, Room 2110
Chicago, Illinois 60601
- (CS)
(For Commercial or Commodity Standards,
see address under DOC)
- DOC
United States Department of Commerce
and Commodity Standards Division
National Bureau of Standards
Washington, D.C. 20234
(Available from Superintendent of Documents
Government Printing Office
Washington, D.C. 20402)
- FCC
Federal Communications Commission
1919 M Street, N.W.
Washington, D.C. 20554
- FMS
Factory Mutual System
Standards-Laboratories Department
1151 Boston-Providence Turnpike
Norwood, Massachusetts 02062
- FS
Federal Specifications
Superintendent of Documents
Government Printing Office
Washington, D.C. 20402
- GA
Gypsum Association
1603 Orrington Avenue
Suite 1210
Evanston, Illinois 60201
- HPMA
Hardwood Plywood Manufacturers Association
2310 South Walter Reed Drive
P.O. Box 6246
Arlington, Virginia 22206
- HUD
United States Department of Housing and
Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410
- IAPMO
International Association of Plumbing and
Mechanical Officials
5032 Alhambra Avenue
Los Angeles, California 90032
- (IBI)
See AHA
- IC
Industrial Code Rules
New York State Department of Labor
N.Y.C. Office
Two World Trade Center
New York, New York 10047
- IES
Illuminating Engineers Society
United Engineering Center
345 East 47th Street
New York, New York 10017
- ISO
International Organization for Standardization
Secretariat, British Standards Institution
2 Park Street
London, W1A 2BS, England
- MHI, (MHMA)
Manufactured Housing Institute
1745 Jefferson Davis Highway
Arlington, Virginia 22202
- NAPHCC
National Association of Plumbing, Heating,
Cooling Contractors
1016 20th Street
Washington, D.C. 20036
- NBS
National Bureau of Standards
U.S. Department of Commerce
Administration Building 617A
Washington, D.C. 20234
- NCMA
National Concrete Masonry Association
P.O. Box 781
Herndon, Virginia 22070
- NCRP
National Council on Radiation Protection
and Measurements
NCRP Publications
P.O. Box 30175
Washington, D.C. 20014
- NFiPA, (NFPA)
National Fire Protection Association
470 Atlantic Avenue
Boston, Massachusetts 02210
- NFoPA, (NLMA), (NFPA)
National Forest Products Association
1619 Massachusetts Avenue, N.W.
Washington, D. C. 20036
- NSF
National Sanitation Foundation
Ann Arbor, Michigan 48160
- NYCRR
New York Code Rules and Regulations
Publications Bureau
Department of State
162 Washington Avenue
Albany, N.Y. 12231
- PDI
Plumbing Drainage Institute
5342 Boulevard Place
Indianapolis, Indiana 46208
- PCA
Portland Cement Association
Old Orchard Road
Skokie, Illinois 60076
- PS
Office of Product Standards
National Bureau of Standards
U.S. Department of Commerce
Washington, D.C. 20234
(Available from Superintendent of Documents)
- PSC
New York State Public Service Commission
NYC Office
Two World Trade Center
New York, New York 10047
- RCRBS
Research Council on Riveted and Bolted
Structural Joints of the Engineering Foundation
345 East 47th Street
New York, New York 10017
- RCSHSB
Red Cedar Shingle and Handsplit
Shake Bureau
5510 White Building
Seattle, Washington 98101
- SJI
Steel Joist Institute
1703 Parham Road
Suite 204
Richmond, Virginia 23229
- SMACNA
Sheet Metal and Air-Conditioning
Contractors National Association, Inc.

MINUTES

8224 Old Courthouse Road
Vienna, Virginia 22180

SPIB

Southern Pine Inspection Bureau
P.O. Box 846
Pensacola, Florida 32594

SSSI

Steel Scaffolding & Shoring Institute
2130 Keith Building
Cleveland, Ohio 44115

TCA

Tile Council of America
4801 Montgomery Lane
Washington, D.C. 20014

TPI

Truss Plate Institute, Inc.
7411 Riggs Road
Hyattsville, Maryland 20783

UL

Underwriters' Laboratories, Inc.
207 East Ohio Street
Chicago, Illinois 60611

or

1285 Melville Road
Melville, New York 11746
(USASI) see ANSI

3. This amendment shall take effect immediately.

Matter *underlined* is new material; matter in brackets is old material being deleted.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *Reference Standard* RS 2-1 in accordance with the above report.

706-80-SA

APPLICANT—Koppens Automatic U.S.A. Ltd., owner.

SUBJECT—Control unit and dispensers for self-service gasoline stations.

APPEARANCES—

For Applicant: Caroline Welshof.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
706-80-SA: Koppens Automatic U.S.A. Ltd., Chesapeake, Virginia, filed for approval of the Koppers Automatic Calutron Dispenser, Model EPS, under the provisions of Section C26 107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Control unit and dispensers for self-service gasoline stations.

DESCRIPTION: The system control unit, the KCD System, is microprocessor based and consists of a power input, a battery power back-up, 10 interfacing input/outputs, and processing capabilities. The microprocessor based console unit, which is designed for interaction with the control unit, is used for setting prices, displaying totals, printing out of

totals, pre-setting of money, and pre-setting of gallons. The console power also has a battery back-up. An expanded system can consist of two consoles used with the control unit.

The dispensing islands consist of remote or self-contained pumps, one or more hydraulic modules, column assemblies, an optional lighting canopy, a pulse generator, and lighted read-outs.

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (Files MH 11361 and MH 11501).

RECOMMENDATIONS: The Committee on Test recommends the approval of the Koppers Automatic Calutron Dispenser, Model EPS, with the KCD System control unit, for self-service gasoline station use, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and the Fire Prevention Code of the City of New York, Fire Prevention Directives, and Intro. No. 325 of 1978 of the City Council, when (and if) it is adopted into law.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 706-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

600-77-SM

APPLICANT—The Inca Company, owner.

SUBJECT—Additional uses of surface bonding cement.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

1239-79-A

APPLICANT—Alphonse J. Calvanico for Vincent Belfiore & Gary Guido, owner.

SUBJECT—Application December 14, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—477 North Burgher Avenue, northeast corner of Forest Avenue, Block 168, Lot 1, West New Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 15, 1979, on N.B. Applic. #1943/79 reads:

"1. The proposed use of drywells for 100% disposal of storm water when no storm sewer into which discharge is feasible is located within 500 feet of the property is contrary to Section P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated November 15, 1979, acting on N.B. Applic. #1943/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "December 14, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1261-79-A

APPLICANT—Warwick Laboratories Company, Incorporated, owner.

SUBJECT—Application December 20, 1979—appeal from a decision of the Fire Department re- packaging of flammable mixture known as Warco Windshield Washer Anti-Freeze and Cleaner in 16 ounce round plastic container with child-proof screw cap. Containers not in compliance with the New York City Administrative Code.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated November 28, 1979, on Folder #122-4435 I.M., reads:

"We regret to inform you that your application to register your product 'Warco Windshield Washer Anti-Freeze and Cleaner' a Flammable Mixture with a flash point below 75°F (T.O.C.) in containers as follows: 16 ounce round plastic with C. P. screw cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N. Y. C. Administrative Code requires that containers of this size for

flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated November 28, 1979, Acting on Folder Number 122-4435 I.M. be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "January 28, 1980", 1 sheet, that the modification shall apply to "Warco Windshield Washer Anti-Freeze and Cleaner" in 16 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 1261-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

1262-79-A

APPLICANT—Warwick Laboratories Company, Incorporated, owner.

SUBJECT—Application December 20, 1979—Appeal from a decision of the Fire Department, re- packaging of flammable mixture known as Warco Ice Check in round 12 ounce plastic container with child-proof Screw Cap containers. Containers not in accordance with the New York City Administrative Code.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated November 28, 1979, on Folder #122-4435 I.M., reads:

"We regret to inform you that your application to register your product 'Warco Ice Check' a Flammable Mixture with a flash point below 100°F (T.O.C.) in containers as follows: round 12 ounce plastic with C.P. screw cap is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N.Y.C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated November 28, 1979 acting on Folder Number 122-4435 I.M., be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "January 28, 1980", 1 sheet, that the modification shall apply to "Warco Ice Check" in 12 ounce container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 1262-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

MINUTES

32-80-A

APPLICANT—Calvin F. Rueping, Technical Service Representative for Jefferson Chemical Company, owner.

SUBJECT—Application January 11, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Valvoline Permanent Anti-Freeze & Coolant" in (1) one gallon plastic rectangular container with plastic child-proof cap with aluminum foil seal. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 10, 1979, on Folder #122-4459 CM, reads:

"We regret to inform you that your application to register your product 'Valvoline Permanent Anti-Freeze & Coolant' a Combustible mixture with a flash point of 250°F (TOC) in containers as follows: 1 gal. plastic rectangular with plastic child-proof with aluminum foil seal is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N. Y. C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated December 10, 1979, acting on Folder Number 122-4459 CM be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "January 11, 1980", 3 sheets; that the modification shall apply to "Valvoline Permanent Anti-Freeze and Coolant" in one gallon container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 32-80-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

33-80-A

APPLICANT—Calvin F. Rueping, Technical Service Representative for Jefferson Chemical Company, owner.

SUBJECT—Application January 11, 1980—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "Big A Antifreeze & Coolant" in (1) one gallon plastic rectangular container with plastic child-proof cap with aluminum foil seal. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 10, 1979, on Folder #122-4459 CM, reads:

"We regret to inform you that your application to register your product 'Big A Anti-Freeze & Coolant' a Combustible mixture with flash point of 250°F (TOC) in containers as follows: 1 gal. plastic rectangular with plastic child-proof with aluminum foil seal is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated December 10, 1979 acting on Folder Number 122-4459 CM, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "January 11, 1980", 3 sheets, that the modification shall apply to "Big A Anti-Freeze & Coolant" in one gallon container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 33-80-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

148-80-A

APPLICANT—Hector Ferreras for S. Costa, owner.

SUBJECT—Application February 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—12 Romer Road, south side, 1182.71 feet east of Four Corners Road, Block 870, Lot 145, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: Hector Ferreras.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1980, on N.B. Applic. #1/80, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

MINUTES

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated February 13, 1980, acting on N.B. Applic. #1/80, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received February 19, 1980," 1 sheet and "May 22, 1980," 1 sheet and that all laws, rules and regulations shall be complied with.

384-80-A

APPLICANT—Miele Associates for Breezy Point Co-Op Incorporated, owner, Joseph Grillo, Lessee.

SUBJECT—Application April 15, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—107 Beach 214th Street, east side, 117.88 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1978 and March 26, 1980, on N.B. Applic. #173/78 reads:

"1A. The proposed two story, one family dwelling, not on a mapped street is contrary to General City Law, Article 3, Paragraph 36 (Vol. II, Page 292)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated December 21, 1978 and March 26, 1980 acting on N.B. Applic. #173/78, Objection No. 1A be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; and that the building shall substantially comply with drawings marked received "July 7, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

442-80-A

APPLICANT—Hector Ferreras for Michael Joyce, owner.
SUBJECT—Application March 25, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 Noel Street, northeast corner of Harold Street, Block 5403, Lot 40, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Hector Ferreras.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1980, on N.B. Applic. #345/80, reads:

"1. The street giving access to the proposed building is not duly placed on the official map, therefore:

a. No Certificate of Occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

2. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated March 11, 1980 acting on N.B. Applic. #345/80, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Numbers 1 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received March 25, 1980", 1 sheet and "May 22, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

509-80-A

APPLICANT—M. Milton Glass for Gramercy Five Associates, owner.

MINUTES

SUBJECT—Application April 15, 1980—appeal from a decision of the Fire Commissioner, re- Elevator in Readiness.
PREMISES AFFECTED—114-120 East 23rd Street and 115-119 East 22nd Street, south side, 175 feet east of Park Avenue South, Block 878, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.
For Administration: Lt. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated March 18, 1980, on Folder #110936.01 reads:

"In reply to your request on March 11th, 1980, for a Quick Response Elevator Service at the above premises is hereby denied."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated March 18, 1980 acting on Folder No. 110936.01 be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of 10 years *on condition* that an approved agency, namely the Quick Response Service in accordance with Cal. #630-56-G.R. be installed; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; and that should the service for any reason be discontinued that this grant shall automatically lapse; and *on further condition* that the building shall substantially conform to drawings marked received "April 15, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

553-80-A

APPLICANT—M. Milton Glass for Haymes Investment Company, owner.

SUBJECT—Application April 22, 1980—appeal from the Fire Commissioner, re- elevator and readiness.

PREMISES AFFECTED—152-156 Madison Avenue, 21-23 East 32nd Street, northwest corner, Block 862, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Milton Glass.
For Administration: Lt. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated April 9, 1980, reads:

"Your request to provide Quick Response Elevator Service at the captioned building is hereby denied."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated April 9, 1980 be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of 10 years *on condition* that an approved agency, namely Quick Response Service in accordance with Cal. #630-56-G.R. be installed; that the records and reports required by the Fire Department shall be maintained; that the sprinkler system have a central office connection; and that should the

service for any reason be discontinued that this grant shall automatically lapse; and *on further condition* that the building shall substantially conform to drawings marked received "April 22, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

581-80-A

APPLICANT—Stanley W. Ehrlich for Brooklyn Union Gas Company, owner.

SUBJECT—Application April 25, 1980—appeal from a decision of the Fire Commissioner, re- roof mounted heater at S.N.G. Plant.

PREMISES AFFECTED—287-473 Maspeth Avenue (a/k/a 438 Varick Avenue), west side of Newtown Creek, entire block bounded by Maspeth Avenue, Varick Avenue, Lombardy Street and Newtown Creek, Block 2838, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: George Kelly and S. Ehrlich.
For Administration: Lt. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated April 23, 1980, reads:

"We have received your letter dated April 23, 1980 requesting permission to use a Lennox Gas Fired Industries Roof Mounted Heater at the Brooklyn Union Gas S.N.G. Plant.

Please be advised that no approval can be granted for equipment that does not have an approval by M.E.A. or the Board of Standards and Appeals.

Your request is therefore denied and you may appeal to either the Board of Standards and Appeals for the M. E. A."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated April 23, 1980 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the roof mounted gas fired heating unit bearing Model No. LFHA-210 and having an American Gas Association certification number of P-34-1 (FB-1) (.001-1X) is to be used on the Utility Building at the Greenpoint Synthetic Natural Gas Facility at 287 Maspeth Avenue only; and *on further condition* that the building shall substantially conform to drawings marked received "April 25, 1980", 3 sheets; and that all laws, rules and regulations shall be complied with.

665-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Panico, owner.

SUBJECT—Application May 23, 1980—appeal from a decision of the Borough Superintendent, re- ceiling height.

PREMISES AFFECTED—7 Alysia Court, northeast corner of Bloomingdale Road, Block 7014, Lot 1, Bloomingdale, Borough of Staten Island.

APPEARANCES—

For Applicant: Dave Winters.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

MINUTES

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

158-79-A—Vol. II

APPLICANT—McGee and Morsellino for 130 North Conduit Corporation, owner, Merit Oil Corporation, lessee.

SUBJECT—Application reopened May 13, 1980 as Volume II, re- decision of the Borough Superintendent, re- proposed conversion to self-service automotive service station contrary to Section C19-73.0(b)2 of the Administrative Code of the City of New York.

PREMISES AFFECTED—129-03 North Conduit Avenue, northwest corner of 130th Street, Block 11863, Lots 12, 57, 61 and 63, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 15, 1980, at 2 P.M., to be heard in conjunction with 106-76-BZ on the Special Order Calendar for decision; hearing closed.

1048-79-A

APPLICANT—Stein, Davidoff, Malito and Katz for New York City Department of Ports and Terminals, owner, Hunts Point Plaza, Incorporation Lessee.

SUBJECT—Application September 13, 1979—appeal from a decision of the Department of Ports and Terminals, re- Installation of *Oversize* gasoline storage tanks.

APPEARANCES—

For Applicant: Sid Davidoff, Ralph DeLiso, and Mike Matula.

For Administration: Lt. R. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to July 15, 1980, at 2 P.M., for continued hearing; additional information to be submitted.

12-80-A

APPLICANT—McGee and Morsellino for Franchise Realty Interstate Corporation, owner, McDonald's Corporation, lessee.

SUBJECT—Application January 4, 1980—Interpretive appeal from a directive of the Building Department, re- pass thru window to a building located in a C1-2 district (32-411 Z.R.).

PREMISES AFFECTED—3660 East Tremont Avenue, southwest corner of Philip Avenue, Block 5543, Lot 86, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Morsellino.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

13-80-A

APPLICANT—McGee and Morsellino for Franchise Realty Interstate Corporation, owner, McDonald's Corporation, lessee.

SUBJECT—Application January 4, 1980—Interpretive appeal from a directive of the Building Department, re- pass thru window to a building located in a C1-2 district (32-411 Z.R.).

PREMISES AFFECTED—1212 Gun Hill Road, southeast corner of Tenbroeck Avenue, Block 4617, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Morsellino.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

29-80-A

APPLICANT—Davis & Gilbert for Noxell Corporation, owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Lestoil Heavy Duty Cleaner" in (15) fifteen ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides ¼ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for hearing.

30-80-A

APPLICANT—Davis & Gilbert for Noxell Corporation, owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Lestoil Heavy Duty Cleaner" in (40) forty fluid ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides ¼ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for hearing.

31-80-A

APPLICANT—Davis & Gilbert for Noxell Corporation, owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Lestoil Heavy Duty Cleaner" in (28) twenty-eight fluid ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides ¼ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for hearing.

118-80-A

APPLICANT—Philip C. Lindenauer for Salral Corporation, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—58-98 56th Street, west side, 421 feet south of Grand Avenue, Block 2630, Lot 230, Maspeth, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Philip Lindenauer.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

156-80-A

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Park Avenue Plaza Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Borough Superintendent, re- unlimited glass and incombustible partitions in exit passageway.

PREMISES AFFECTED—55 East 52nd Street, 52 East 53rd Street, south side, 68.4 feet east of Madison Avenue, Block 1288, Lots 27, 29, 32 and 41 through 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Frances Angelino, Samuel H. Lindenbaum and Carl Zarillo.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

161-80-A

APPLICANT—Sheldon Lobel for Criterion Properties Incorporated, owner.

SUBJECT—Application February 26, 1980—appeal for a stop work order issued by the Department of Buildings.

PREMISES AFFECTED—22-24 West 27th Street, south side, 160.6½ feet west of Broadway, Block 828, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Seth Stein and Albert Levin.

For Administration: Ken Wallach, O.E.D.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

173-80-A

APPLICANT—Frank P. Farinella for 330 West 85th Venture, owner.

SUBJECT—Application February 26, 1980—appeal from a decision of the Borough Superintendent, re- Cellar Apartment is contrary to Housing and Maintenance Code.

PREMISES AFFECTED—330 West 85th Street, south side, 275 feet west of West End Avenue, Block 1246, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Farinella.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

174-80-A

APPLICANT—Sheldon Lobel for Darcy Properties, owner.

SUBJECT—Application February 26, 1980—appeal to a stop-work order issued by the New York City Department of Buildings affecting an approved alteration application (#1121/78) and building permit (#5263/79).

PREMISES AFFECTED—30-32 East 21st Street, south side, 223 feet west of Broadway, Block 849, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel, Edward Azizi, Richard Penzer, M. Kohen and Yoghoud Eshaghpour.

For Opposition: Kenneth Wallach.

ACTION OF BOARD—Laid over to July 15, 1980, at 2 P.M., for decision at the request of the Office of Economic Development.

466-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Mason Boulevard, north side, 299.65 feet east of Winant Avenue, Block 7045, Lot 54, South Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

467-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—227 Mason Boulevard, north side, 199.65 feet east of Winant Avenue, Block 227, Lot 59, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

468-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—237 Mason Boulevard, north side, 99.65 feet east of Winant Avenue, Block 7045, Lot 64, Rossville, Borough of Staten Island.

MINUTES

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at
2 P.M., for decision; hearing closed.

469-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates,
Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a de-
cision of the Borough Superintendent, re- proposed use of
drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—249 Mason Boulevard, northeast
corner of Winant Avenue, Block 7045, Lot 70, Rossville,
Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at
2 P.M., for decision; hearing closed.

470-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates,
Incorporated, owner.

SUBJECT—Application—April 3, 1980—appeal from a de-
cision of the Borough Superintendent re- proposed use of
drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Radigan Avenue, south side,
295.96 feet east of Winant Avenue, Block 7045, Lot 16,
Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at
2 P.M., for decision; hearing closed.

471-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates,
Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a deci-
sion of Borough Superintendent, re- proposed use of dry-
wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—48 Radigan Avenue, south side,
195.96 feet east of Winant Avenue, Block 7045, Lot 11,
Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2
P.M., for decision; hearing closed.

472-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates,
Incorporated, owner.

SUBJECT—Application for consideration—appeal from a
decision of the Borough Superintendent, re- proposed use
of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—58 Radigan Avenue, south side,

95.96 feet east of Winant Avenue, Block 7045, Lot 6,
Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2
P.M., for decision; hearing closed.

473-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates,
Incorporated, owner.

SUBJECT—Application April 2, 1980—appeal from a deci-
sion of the Borough Superintendent, re- proposed use of
drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—68 Radigan Avenue, southeast
corner of Winant Avenue, Block 7045, Lot 1, Rossville,
Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2
P.M., for decision; hearing closed.

474-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates
Incorporated, owner.

SUBJECT—Application April 2, 1980—appeal from a deci-
sion of Borough Superintendent re- proposed use of dry-
wells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—37 Radigan Avenue, north side,
343.74 feet east of Winant Avenue, Block 7046, Lot 91,
Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2
P.M., for decision; hearing closed.

475-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates
Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a deci-
sion of the Borough Superintendent re- proposed use of
drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—65 Radigan Avenue, northeast
corner of Winant Avenue, Block 7046, Lot 141, Rossville,
Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2
P.M., for decision; hearing closed.

476-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates,
Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a deci-
sion of the Borough Superintendent, re- proposed use of
drywells for the disposal of storm water (Local Law #7).

MINUTES

PREMISES AFFECTED—55 Radigan Avenue, north side, 134.90 feet east of Winant Avenue, Block 7046, Lot 136, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

477-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—45 Radigan Avenue, north side, 239.32 feet east of Winant Avenue, Block 7046, Lot 130, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

478-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Shiel Avenue, south side, 234.28 feet east of Winant Avenue, Block 7046, Lot 85, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

479-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—82 Shiel Avenue, south side, 130.78 feet east of Winant Avenue, Block 7046, Lot 80, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

612-80-A

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application May 1, 1980—appeal from a decision of the Fire Commissioner re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—522-540 East 74th Street, south side of F. D. Roosevelt Drive, Block 1485, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: None.
For Administration: Lt. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to September 9, 1980, at 2 P.M., for continued hearing; additional information to be submitted.

613-80-A

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application April 30, 1980—appeal from a decision of the Fire Commissioner re- Installation of tanks for storage of motor fuels.

PREMISES AFFECTED—644-652 West 57th Street, east side of 12th Avenue, Block 1104, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.
For Administration: Lt. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to September 9, 1980, at 2 P.M., for continued hearing; additional information to be submitted.

643-80-A

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application May 19, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion to Self Service Gas Station is contrary to Section C19-73-0-B-2 of the Administrative Code.

PREMISES AFFECTED—2317/27 Ralph Avenue, southeast corner of Avenue M, Block 8364, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ruth Peres.
For Opposition: Frank Seddio, C. B. #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for hearing.

660-80-A

APPLICANT—Dominick Salvati and Son for France Roscigno, owner.

SUBJECT—Application May 22, 1980—Review of a decision of the Borough Superintendent re- issuance of permanent Certificate of Occupancy for sub-divided lot.

PREMISES AFFECTED—2133 Williamsbridge Road, west side, 235 feet south of Pelham Parkway, Block 4332, Lot 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Ronald Noll, Harriet Jacobs, and Antoinette Torrillo.
For Administration: I. Minkin, B.D.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

MINUTES

687-80-A

APPLICANT—Ronald Ogur for FuelTeck Corporation, owner.

SUBJECT—Application June 2, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "ULX-15" in sixteen (16) ounce cylindrical polyethylene container with child-proof cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Ronald Ogur.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

712-80-A

APPLICANT—Leonard F. Rothkrug for St. John's Associates, owner.

SUBJECT—Application June 13, 1980—review of the decision of the Borough Superintendent, re- Section 54-311 of the Zoning Resolution.

PREMISES AFFECTED—96 Schermerhorn Street, southwest corner of Boerum Place, Block 271, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

Adjourned: 9:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

SPECIAL MEETING

SPECIAL MEETING

FRIDAY MORNING, JULY 11, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

347-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2283 Ryder Street, northeast corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Ed Lauria, Sal Arken, H. & L. Nessina, C. Mungie, G. Novack, L. Di Pasquale, Sidney Garland and others.

For Opposition: Robert Gochfeld, C.P.C., Anthony J. Genovesi, C.B. #18BK, and Frank R. Seddio, C.B. #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed; for decision.

766-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing Walls, Height of building.

PREMISES AFFECTED—2283 Ryder Street, northeast corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed; for decision.

348-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2279 Ryder Street, east side, 26.10½ feet north of Avenue V, Block 8556, Lot 3, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

767-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2279 Ryder Street, east side, 26.10½ feet north of Avenue V, Block 8556, Lot 3, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

349-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2275 Ryder Street, east side, 51.9 feet north of Avenue V, Block 8556, Lot 4, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

768-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2275 Ryder Street, east side, 51.9 feet north of Avenue V, Block 8556, Lot 4, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

350-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2271 Ryder Street, east side, 77.9 feet north of Avenue V, Block 8556, Lot 5, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

769-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2271 Ryder Street, east side, 77.9 feet north of Avenue V, Block 8556, Lot 5, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

351-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area

SPECIAL MEETING

ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2269 Ryder Street, east side, 103.9 feet north of Avenue V, Block 8556, Lot 6, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

770-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.
SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2269 Ryder Street, east side, 103.9 feet north of Avenue V, Block 8556, Lot 6, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

352-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.
SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2265 Ryder Street, east side, 129.9 feet north of Avenue V, Block 8556, Lot 10, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

771-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.
SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2265 Ryder Street, east side, 129.9 feet north of Avenue V, Block 8556, Lot 10, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

353-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.
SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2261 Ryder Street, east side, 155.9 feet north of Avenue V, Block 8556, Lot 12, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

772-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2261 Ryder Street, east side, 155.9 feet north of Avenue V, Block 8556, Lot 12, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

354-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2259 Ryder Street, east side, 181.9 feet north of Avenue V, Block 8556, Lot 13, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

773-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2259 Ryder Street, east side, 181.9 feet north of Avenue V, Block 8556, Lot 13, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

355-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2257 Ryder Street, east side, 199.9 feet north of Avenue V, Block 8556, Lot 14, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

774-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2257 Ryder Street, east side, 199.9 feet north of Avenue V, Block 8556, Lot 14, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

SPECIAL MEETING

356-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2255 Ryder Street, east side, 225.9 feet north of Avenue V, Block 8556, Lot 16, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

775-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent, re- Stair widths, Stair construction, Stair enclosure, thickness of bearing walls, height of Building.

PREMISES AFFECTED—2255 Ryder Street, east side, 225.9 feet north of Avenue V, Block 8556, Lot 16, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

357-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2251 Ryder Street, east side, 251.9 feet north of Avenue V, Block 8556, Lot 17, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

776-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2251 Ryder Street, east side, 251.9 feet north of Avenue V, Block 8556, Lot 17, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

358-80-BZ

APPLICANT—Edward Lauria for Sierra, Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2249 Ryder Street, east side, 269.9 feet north of Avenue V, Block 8556, Lot 18, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

777-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2249 Ryder Street, east side, 269.9 feet north of Avenue V, Block 8556, Lot 18, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

359-80-BZ

APPLICANT—Edward Lauria for Sierra, Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2245 Ryder Street, east side, 295.9 feet north of Avenue V, Block 8556, Lot 19, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

778-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2245 Ryder Street, east side, 295.9 feet north of Avenue V, Block 8556, Lot 19, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

360-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2243 Ryder Street, east side, 390.9 feet north of Avenue V, Block 8556, Lot 20, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

779-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair

SPECIAL MEETING

construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2243 Ryder Street, east side, 390.9 feet north of Avenue V, Block 8556, Lot 20, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

361-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2241 Ryder Street, east side, 328.3 feet north of Avenue V, Block 8556, Lot 21, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

780-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2241 Ryder Street, east side, 328.3 feet north of Avenue V, Block 8556, Lot 21, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

362-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2237 Ryder Street, east side, 300 feet north of Avenue V, Block 8556, Lot 23, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

781-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2237 Ryder Street, east side, 300.0 feet north of Avenue V, Block 8556, Lot 23, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

363-80-BZ

APPLICANT—Edward Lauria for Josephine Gioe and Salvatore Castagna, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2280 Ryder Street, northwest corner of Avenue V, Block 8555, Lot 1, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

782-80-A

APPLICANT—Edward Lauria for Josephine Gide and Salvatore Eastagna, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2280 Ryder Street, northwest corner of Avenue V, Block 8555, Lot 1, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

364-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Harrison, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2276 Ryder Street, west side, 51.9 feet north of Avenue V, Block 8555, Lot 76, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

783-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. M. Harrison, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2276 Ryder Street, west side, 51.9 feet north of Avenue V, Block 8555, Lot 76, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

365-80-BZ

APPLICANT—Edward Lauria for Frances Pedone, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2274 Ryder Street, west side, 76.7½ feet north of Avenue V, Block 8555, Lot 74, Borough of Brooklyn. Community Board #18BK.

SPECIAL MEETING

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

784-80-A

APPLICANT—Edward Lauria for Frances Pedone, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2274 Ryder Street, west side, 76.7½ feet north of Avenue V, Block 8555, Lot 74, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

366-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. A. Mit-rani, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2270 Ryder Street, west side, 101.6 feet north of Avenue V, Block 8555, Lot 72, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

785-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. A. Mit-rani, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2270 Ryder Street, west side, 101.6 feet north of Avenue V, Block 8555, Lot 72, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

367-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Moy, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2268 Ryder Street, west side, 125.4½ feet north of Avenue V, Block 8555, Lot 70, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

786-80-A

APPLICANT—Edward Lauria, P.E. for Mr. and Mrs. Moy, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair width, Stair

construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2268 Ryder Street, west side, 126.4½ feet north of Avenue V, Block 8555, Lot 70, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

368-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. DiTom-asso, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2264 Ryder Street, west side, 151.3 feet north of Avenue V, Block 8555, Lot 68, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

787-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. DiTom-asso, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2264 Ryder Street, west side, 151.3 feet north of Avenue V, Block 8555, Lot 68, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

369-80-BZ

APPLICANT—Edward Lauria for Mr. J. Tomasino, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2262 Ryder Street, west side, 175.1½ feet north of Avenue V, Block 8555, Lot 67, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

788-80-A

APPLICANT—Edward Lauria for Mr. J. Tomasino, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2262 Ryder Street, west side, 175.1½ feet north of Avenue V, Block 8555, Lot 67, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

SPECIAL MEETING

370-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. V. Sciarino, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2258 Ryder Street, west side, 201.0 feet north of Avenue V, Block 8555, Lot 65, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

789-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. V. Sciarino, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2258 Ryder Street, west side, 201.0 feet north of Avenue V, Block 8555, Lot 65, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

371-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. A. Quaranta, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2256 Ryder Street, west side, 225.10½ feet north of Avenue V, Block 8555, Lot 64, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

790-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. A. Quaranta, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2256 Ryder Street, west side, 225.10½ feet north of Avenue V, Block 8555, Lot 64, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

372-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Guadagno, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area

ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2254 Ryder Street, west side, 250.9 feet north of Avenue V, Block 8555, Lot 62, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

791-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. Guadagno, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2254 Ryder Street, west side, 250.9 feet north of Avenue V, Block 8555, Lot 62, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

373-80-BZ

APPLICANT—Edward Lauria for Benedetto Salvatore and Isabel Calero, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2252 Ryder Street, west side, 275.7½ feet north of Avenue V, Block 8555, Lot 61, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

792-80-A

APPLICANT—Edward Lauria for Benedetto Salvatore and Isabel Calero, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2252 Ryder Street, west side, 275.7½ feet north of Avenue V, Block 8555, Lot 61, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

374-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. D. Dovek, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2248 Ryder Street, west side, 300.6 feet north of Avenue V, Block 8555, Lot 60, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

SPECIAL MEETING

793-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. D. Dovek, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2248 Ryder Street, west side, 300.6 feet north of Avenue V, Block 8555, Lot 60, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

375-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. J. Lafemina, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2246 Ryder Street, west side, 325.4½ feet north of Avenue V, Block 8555, Lot 59, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

794-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. J. Lafemina, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2246 Ryder Street, west side, 325.4½ feet north of Avenue V, Block 8555, Lot 59, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

376-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. F. Pinto, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2242 Ryder Street, west side, 350.3 feet north of Avenue V, Block 8555, Lot 58, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

795-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. F. Pinto, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2242 Ryder Street, west side, 350.3 feet north of Avenue V, Block 8555, Lot 58, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

377-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Al Locker, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2240 Ryder Street, west side, 375½ feet north of Avenue V, Block 8555, Lot 57, Borough of Brooklyn. Community Board #18BK.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

796-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. Al Locker, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2240 Ryder Street, west side, 375½ feet north of Avenue V, Block 8555, Lot 57, Borough of Brooklyn.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., hearing closed, for decision.

Adjourned: 11:25 A.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

The resolution adopted May 27, 1980 under Calendar Number 360-76-SM, and printed in Bulletin No. 23, Vol. LXV, is hereby corrected to read as follows:

360-76-SM

APPLICANT—Armor Shield of Ohio, owner.

SUBJECT—To show change in thickness of tank repair material.

APPEARANCES—

For Applicant: Walter T. Gorman.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: Amendment to resolution to show change in thickness of tank repair material.

Armor Shield of Ohio, Cincinnati, Ohio, requested that the resolution adopted November 3, 1976 under Calendar Number 360-76-SM be reopened and amended to show a change in thickness of a tank repair material.

PROPOSED USE: Material for repair of motor fuel and fuel oil storage tanks.

DESCRIPTION: The material is Armor Shield Epoxy Lining. It is a polyester resin, reinforced with glass fiber. It cures at normal ambient temperatures to form a glass hard finish.

The material was previously approved with the condition that it is applied to an average thickness of 150 mils (187 mils maximum, 125 mils minimum) to the steel interior of a storage tank. The proposed change is that when above ground bulk oil storage tanks are coated with Armor Shield, the required material thickness shall range from 35 to 65 mils. The change is recommended by the manufacturer to minimize the possibility of cracking under excessive liquid loads in above ground storage tanks.

INSPECTION AND TEST: The change in thickness has been recommended by the manufacturer of Armor Shield, the Division of Fire Prevention, and Walter Gorman, P.E., Consulting Engineer.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 3, 1976 under Calendar Number 360-76-SM be reopened and amended to include the application of Armor Shield Epoxy Lining to above ground bulk oil storage tanks in thicknesses ranging from 35 to 65, on the following conditions:

1. For each use of the lining in the range of thicknesses cited above, a report shall be submitted to the Fire Department from a licensed New York State Professional Engineer which states the following:

a. Reason why a full coating thickness cannot be used.

b. Thickness of coating recommended and certification of its application over a clean and dry surface.

c. Portion of tank to be coated.

d. Pitted and corroded areas were examined by cutting out plate samples to examine the underside, and extensively pitted and corroded plates were replaced with steel plates as thick as the original plates.

e. Results of *ultrasonic* [untrasonic] testing of the tank, conducted every 12" to 24" in all directions, and what repairs, if any, were made to the steel plates.

2. The manufacturer shall submit a report to the Fire Department which concurs with the report submitted by the Professional Engineer.

3. After the tank is coated and tested, the Professional Engineer shall submit a report to the Fire Department which shows completion of the job and compliance with the requirements of the resolution of approval of the Board of Standards and Appeals.

4. The tanks shall be certified to be free of gas and safe by a marine [engineer] *chemist before work is performed*.

5. All installations shall comply with the requirements of the resolution adopted November 3, 1976 under this Calendar Number, with the exception of the thickness requirement.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 360-76-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

* Matter in *italics* is being added.

Matter in [brackets] is being deleted.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

University of Illinois Library
Att: Serials Dept.
Urbana, Ill. 61801

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

228.05
NEW



12

BULLETIN

OF THE

THE LIBRARY OF THE

SEP 10 1980

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013

Vol. LXV

Subscription
\$25.00 a year

July 24, 1980

By Mail, 65 cents (Cash only)
Single Copies, 50 cents

No. 30

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., Chairman

PHILIP P. AGUSTA, R.A., M.U.P., Vice Chairman

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

Commissioners.

ALAN D. GERSHUNY, Executive Director

RICHARD B. ATWELL, Deputy Director

FRANCES M. WALDRON, Secretary

DARRELL L. GAVRIN, J.D., Counsel

AVRIL H. LATHAM, Chief Clerk

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 15, 1980 an Order to Show Cause and Petition was served on the Board by McGee & Morsellino, attorneys for the petitioner, Ann J. Russo seeking a review of an Appeal brought to the Board of Estimate by Community Board #13 of Queens, which had reversed the Board of Standards and Appeals grant of April 15, 1980, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, on a plot with less than the required lot area and lot width, the erection of a three story, two family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches into the required side yards, penetrates the sky exposure plane and with accessory parking within the front yard. Calendar Numbers 1166-79-BZ and 1168-79-BZ, premises affected 84-11 and 84-13 263rd Street, east side 100 feet and 122.50 feet south of Hillside Avenue, Block 8793, Lots 14 and 15, Borough of Queens.

CONTENTS

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, July 15, 1980, Affecting Calendar Numbers—

101-75-A	10-80-BZ	445-80-A
601-77-A	153-80-BZ	452-80-BZ
23-80-A	178-80-BZ	453-80-BZ
24-80-A	179-80-A	454-80-A
678-58-BZ	202-80-BZ	506-80-BZ
106-76-BZ	345-80-BZ	574-80-BZ
317-76-BZ	392-80-BZ	577-80-BZ
750-78-A	393-80-BZ	579-80-BZ
423-54-BZ—	394-80-BZ	911-79-BZ
Vol. II	395-80-BZ	342-80-A
887-54-BZ—	396-80-BZ	1270-79-BZ
Vol. II	397-80-BZ	1271-79-A
627-70-BZ—	430-80-BZ	2-80-BZ
Vol. II	431-80-BZ	136-80-BZ
941-78-BZ	433-80-BZ	205-80-BZ
639-79-BZ	434-80-BZ	281-80-BZ
1170-79-BZ	437-80-BZ	379-80-BZ
1171-79-A	444-80-BZ	380-80-BZ

Minutes of Regular Meeting, Tuesday Afternoon, July 15, 1980, Affecting Calendar Numbers—

158-79-A—	39-80-A	656-80-A
Vol. II	52-80-A	657-80-A
1062-79-A	133-80-A	658-80-A
174-80-A	134-80-A	659-80-A
554-80-A	135-80-A	702-80-A
561-80-A	175-80-A	715-80-A
676-80-A	386-80-A	749-80-A
828-79-A	387-80-A	762-80-A
829-79-A	388-80-A	763-80-A
895-79-A	389-80-A	
1048-79-A	616-80-A	

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York, N. Y. 10013.

TELEPHONE—566-5174.

CALENDAR

DOCKET

New Cases Filed up to July 15, 1980

Cal. No. Dept. Premises Affected

801-80-SA—Secures and alarms door in hold-open or hold-closed position, Model # Magnalock; #61/61B, #80—Senstat Magnalock #80-61/80-61B; #80-161SS-1 power controller; manufactured by Securitron Magnalock Corporation.

802-80-SA—American Standard Whirlpool Bathtubs, Model #2704.030/.048; 2706.036/.044; 2708.032/.040; 2640.061; 2650.051/.069, manufactured by American Standard, Incorporated.

803-80-SA—Refrigeration of materials in a hazardous environment, Marvel 13 cu. ft. explosion proof refrigerator Model #45-13000-102-000-11500, manufactured by Dayton-Walther Corporation, Division of Marvel.

804-80-BZ—B.B.—1639 East 13th Street, east side, 320 feet south of Avenue P, Block 6776, Lot 62, Borough of Brooklyn. Community Board #15BK. Alt. #71/80. re-proposed three family dwelling located in an R6 dist. does not meet the minimum open space ratio, maximum permitted floor area, lot area per room requirement, Cont. to Sections 23-142 Z.R. and 23-233 Z.R.

805-80-A—B.B.—1639 East 13th Street, east side, 320 feet south of Avenue P, Block 6776, Lot 62, Borough of Brooklyn. Alt. #71/80. re-proposed primary entrance usable and accessible to individuals in wheelchairs, interior living room and kitchens are Cont. to Sections C26-601.1 and 126.1205.2 of Building Code.

806-80-BZ—B.B.—1641 East 13th Street, east side, 320 feet south of Avenue P, Block 6776, Lot 61, Borough of Brooklyn. Community Board #15BK. N.B. #72/80. re-proposed three family dwelling located in an R6 dist. does not meet the minimum open space ratio, maximum permitted floor area, lot area per room requirement, Cont. to Sections 23-142 Z.R. and 23-142 Z.R.

807-80-A—B.B.—1641 East 13th Street, east side, 320 feet south of Avenue P, Block 6776, Lot 61, Borough of Brooklyn. N.B. #71/80. re-proposed provide primary entrance usable and accessible to individuals in wheelchairs, interior living room and kitchen are Cont. to Sections C26-601.1 and 126-1205.2 of Building Code.

808-80-A—B.Bx.—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx. re-proposed Revocation of Certificate of Occupancy #23378.

809-80-BZ—B.B.—6300 Eighth Avenue, west side, 123.5 feet north of 64th Street, Block 5794, Lot 100, Borough of Brooklyn. Community Board #10BK. Alt. #454/80. re-proposed change of use from enclosed accessory off-street parking to offices exceeds the floor area ratio, Cont. to Sections 43-12 Z.R. and 44-21 Z.R.

810-80-BZ—B.M.—45 East 28th Street, north side, 78.0 feet west of Park Avenue, Block 858, Lot 34, Borough of Manhattan. Community Board #5M. Alt. #187/80. re-proposed change in occupancy on the second floor to physical culture and health establishment, use group #9 in a C5-2 dist., Cont. to Section 32-31 Z.R.

811-80-SA—10 zone annunciator supervisor—1 panel—solid state, 10 Zone Annunciator Model #MC105

manufactured by Honeywell Incorporated, Division Honeywell Protection Services.

812-80-BZ—B.M.—47-61 West 42nd Street, northeast corner of Avenue of the Americas, Block 1258, Lot 1, Borough of Manhattan. Community Board #5M. Alt. #601/80. re-proposed enlargement of existing non-complying building (as to rear yard) increases degree of non-complying is Cont. to Section 33-26 Z.R.

813-80-A—B.S.I.—215 Albee Avenue, east side, 40.00 feet south of Downes Avenue, Block 6251, Lot 8, Huguenot, Borough of Staten Island. N.B. #631/80. re-proposed use of drywells for disposal of storm water (Local Law #7).

814-80-SM—Zonolite exterior fireproofing, spray applied two coat cemetitious fireproofing, manufactured by W. R. Grace and Company, Division Zonolite Construction Products Division.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 30, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 30, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

1073-79-BZ

APPLICANT—Alfonso Duarte for Chelsea Lofts Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, the maintenance of penthouse enlargements and the conversion of two factory and commercial buildings into a multiple dwelling.

PREMISES AFFECTED—139-149 West 19th Street, north side, 242 feet east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan. Community Board #4M.

1136-78-BZ

APPLICANT—Richard R. Metzner for Arnold Trading Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-3 district, the enlargement in area of the third and fourth floors of an existing four story non-conforming food processing establishment.

PREMISES AFFECTED—284-290 South 5th Street, south side, 60 feet west of Marcy Avenue, Block 2460, Lot 18, Borough of Brooklyn.

65-78-BZ

APPLICANT—Donald Rowe for Salvatore Nicolosi, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district in an existing one story and basement building previously before the

CALENDAR

Board, the change in use from Machine Shop into restaurant and cabaret establishment.

PREMISES AFFECTED—8 Crabtree Avenue, southwest corner of Bloomingdale Road, Block 7092, Lot 61, Rossville, Borough of Staten Island.

580-76-BZ

APPLICANT—McGee and Morsellino for Joseph P. Barone, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story retail store and office building with accessory parking in the open area.

PREMISES AFFECTED—188-16 Northern Boulevard, southwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

82-40-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for Betty Morganroth and Margaret Gullette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a retail and residence use district, the parking and storage of motor vehicles of the pleasure car type.

PREMISES AFFECTED—58-62 East 18th Street, west side, 117 feet 6 inches north of Church Avenue, Block 5078, Lot 30, Borough of Brooklyn. Community Board #14BK.

210-77-A

APPLICANT—S.A.Y. Industries, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as Diamond Windshield Wash anti-freeze in 1 gallon plastic containers not in compliance with the New York City Administrative Code.

361-37-BZ—Vol. IV

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 18, 1981 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing lubricatorium, office, sale of auto accessories, minor repairs with hand tools; and the continuance of the present parking lot which is a conforming use; previously denied and restored to the Docket for new hearing by order of the Court, December 13, 1960.

PREMISES AFFECTED—91-11 Roosevelt Avenue, north side, between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens. Community Board #3Q.

212-51-BZ—Vol. II

APPLICANT—Walter T. Gorman for Getty Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 11,

1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office, and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern Boulevard, south side, 80.81 feet east of 204th Street, Block 7301, Lot 11, Bayside, Borough of Queens. Community Board #11Q.

ZONING CASES

446-80-BZ

APPLICANT—Leonard F. Rothkrug for Paolo and Maria Benneici, owner.

SUBJECT—Application March 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the enlargement in area of an existing non-transient parking facility previously before the Board.

PREMISES AFFECTED—219/29 Union Street, north side, 114.5 feet east of Henry Street, Block 338, Lots 44, 46, 47 and 49, Borough of Brooklyn. Community Board #6BK.

447-80-BZ

APPLICANT—Nicholas J. Salvadeo for Gregory DeJohn, owner.

SUBJECT—Application March 26, 1980—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing mixed building, the conversion of the first floor retail stores into a funeral establishment.

PREMISES AFFECTED—4821-4823 8th Avenue, northeast corner of 49th Street, Block 778, Lot 1, Borough of Brooklyn. Community Board #7BK.

644-80-BZ

APPLICANT—Albert Melniker for William Bifulco, owner.

SUBJECT—Application May 16, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in an R3-2 district, the enlargement in area of an accessory dwelling garage and the change in occupancy to machinery sales and retail.

PREMISES AFFECTED—1735 Richmond Avenue, east side, 321.04 feet south of Victory Boulevard, Block 2072, Lot 28, Borough of Staten Island. Community Board #2S.I.

645-80-BZ

APPLICANT—Harry Soled for Usher Friedman, owner.

SUBJECT—Application May 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing three story and basement building, the erection of a two story enlargement that creates non-compliance in floor area ratio, open space ratio, rear yard and inner court encroachment and with a porch within the required open space.

PREMISES AFFECTED—67 Penn Street, north side, 223.1 feet east of Wythe Avenue, Block 2210, Lot 54, Borough of Brooklyn. Community Board #1BK.

CALENDAR

646-80-A

APPLICANT—Harry Soled for Usher Friedman, owner.
SUBJECT—Application May 20, 1980—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.
PREMISES AFFECTED—67 Penn Street, north side, 223.1 feet east of Wythe Avenue, Block 2210, Lot 54, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 30, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 30, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

803-80-SA

APPLICANT—Labmark, Incorporated—for Marvel Division, Dayton-Walther Corporation—explosion-proof refrigerator.

814-80-SM

APPLICANT—W. R. Grace and Company, Zonolite Construction Products Division—fireproofing for exterior, fire rated column assemblies.

455-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—79 Madsen Avenue, east side, 769.50 feet north of Richmond Valley Road, Block 7572, Lot 101, Charleston, Borough of Staten Island.

456-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—83 Madsen Avenue, east side, 809.50 feet north of Richmond Valley Road, Block 7572, Lot 103, Charleston, Borough of Staten Island.

457-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—87 Madsen Avenue, east side, 849.50 feet north of Richmond Valley Road, Block 7572, Lot 105, Charleston, Borough of Staten Island.

716-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—127 Madsen Avenue, east side, 1274.18 feet north of Richmond Valley Road, Block 7572, Lot 126, Charleston, Borough of Staten Island.

717-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—131 Madsen Avenue, east side, 1314.18 feet north of Richmond Valley Road, Block 7572, Lot 128, Charleston, Borough of Staten Island.

480-80-A

APPLICANT—Alphonse J. Calvanico for ITRD Associates, owner.
SUBJECT—Application April 2, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—305 Woodvale Avenue, north side, 919.13 feet west of Hylan Boulevard, Block 6744, Lot 48, Princes Bay, Borough of Staten Island.

481-80-A

APPLICANT—Alphonse J. Calvanico for Ernest Scaglione, owner.
SUBJECT—Application April 2, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—61 Pearson Street, north side, 150.15 feet east of Watson Avenue, Block 2633, Lot 11, Travis, Borough of Staten Island.

482-80-A

APPLICANT—A. J. Calvanico for Peter Ciaravino, owner.
SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—547 Rensselaer Avenue, north side, 220 feet east of Nippon Avenue, Block 6315, Lot 62, Huguenot, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 7, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, October 7, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

204-24-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Michael DeLaurenzo, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 9,

CALENDAR

1980—decision of the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, permitting in a residence use district, use of a building for a junk shop and a loading platform on adjoining lot to be used in conjunction with junk shop.

PREMISES AFFECTED—475-479 Hemlock Street, east side, 129.7½ feet south of Liberty Avenue, Block 4200, Lots 8 and 9, Borough of Brooklyn. Community Board #5BK.

255-65-BZ

APPLICANT—McGee and Morsellino for Ryan's Cadillac, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 22, 1980—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in an R5 district, the erection of a one story enlargement to an existing automotive service station and motor vehicle repair shop previously granted by the Board.

PREMISES AFFECTED—133-16 101st Avenue, southwest corner of 134th Street, Block 9501, Lot 7, Richmond Hill, Borough of Queens. Community Board #9Q.

308-79-BZ

APPLICANT—Henry George Greene for UDC-St. George, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-1 (LH-1) district, in conjunction with the conversion of an existing hotel into a multiple dwelling, the use of the ballroom and pool space as a physical culture establishment without the required accessory parking.

PREMISES AFFECTED—101-121 Hicks Street, southeast corner of Pineapple Street, Block 231, Lot 1, Borough of Brooklyn.

333-79-A

APPLICANT—Henry George Greene for 82178 Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 10, 1980—appeal from a decision of the Borough Superintendent re- side, rear yards and proposed solarium enclosure; previously granted on condition.

PREMISES AFFECTED—38-40 East 61st Street, south side, 177 feet 4 inches of Madison Avenue, Block 1375, Lots 43 and 45, Borough of Manhattan.

ZONING CASES

344-80-BZ

APPLICANT—Harry Soled for Solomon Steinmetz, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story and basement enlargement to an existing multiple dwelling that creates non-compliance in floor area ratio, open space ratio and side yard encroachment.

PREMISES AFFECTED—256 Hewes Street, south side, 236.10 feet east of Marcy Avenue, Block 2213, Lot 13, Borough of Brooklyn. Community Board #1BK.

449-80-BZ

APPLICANT—Sheldon Lobel for James Levin, owner.

SUBJECT—Application March 27, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, the enlargement in area and the combining of three existing mixed building into a single multiple dwelling that creates non-compliance in floor area ratio, open space ratio and lot area per room.

PREMISES AFFECTED—342-346 West 23rd Street, south side, 275.9 feet east of 9th Avenue, Block 746, Lots 65 and 67, Borough of Manhattan. Community Board #4M.

486-80-BZ

APPLICANT—Leonard F. Rothkrug for Robert Ho Wong and Ping Shen Wong, owner, and Armando Gabrielli, Lessee.

SUBJECT—Application April 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the change in use of an existing supermarket into a truck parts distribution, sales, repair and service establishment with accessory parking or the open area.

PREMISES AFFECTED—144-01 Liberty Avenue, north side, 99.33 feet east of Remington Street, Block 10020, Lot 137, Richmond Hill, Borough of Queens. Community Board #12Q.

608-80-BZ

APPLICANT—Anthony Salvati for Richard Taylor, owner.

SUBJECT—Application April 30, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R7-1 district, in an existing two story dwelling the use of the cellar as a home occupation medical/dental laboratory.

PREMISES AFFECTED—75 Clarkson Avenue, north side, 227.10 feet west of Bedford Avenue, Block 5055, Lot 74, Borough of Brooklyn. Community Board #9BK.

688-80-A

APPLICANT—Dominick Salvati and Son for Richard Taylor, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed class 4 wood frame Building Laboratory.

PREMISES AFFECTED—75 Clarkson Avenue, north side, 227 feet west of Bedford Avenue, Block 5055, Lot 74, Borough of Brooklyn.

685-80-BZ

APPLICANT—Stein, Davidoff, Malite and Katz for Astoria Associates, owner. High Roller Disco Rink, Incorporated, Lessee.

SUBJECT—Application June 2, 1980—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in a C1-2 district, in an existing two story commercial building, the change in occupancy of the second floor from a bowling establishment into a roller skating rink.

PREMISES AFFECTED—22-15 31st Street, 22-31 31st Street, east side, 100 feet south of Ditmars Boulevard, Block 833, Lot 24, Borough of Queens. Community Board #1Q.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

OCTOBER 7, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, October 7, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013, on the following matters:

439-80-A

APPLICANT—Lamplight Farms, Incorporated, owner.
SUBJECT—Application March 24, 1980—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Heritage Lamp Oil" (28) twenty-eight ounce PVC bottle child resistant cap container not in compliance with regulations of the Administrative Code of New York City.

489-80-A

APPLICANT—Edward Lauria for Kevin Doherty, owner.
SUBJECT—Application April 7, 1980—appeal from a decision of the Borough Superintendent, re- conversion of frame building from stores and apartments to stores and offices.
PREMISES AFFECTED—148 New Dorp Lane, southwest corner of 8th Street, Block 4209, Lot 40, New Dorp, Borough of Staten Island.

492-80-A

APPLICANT—Natale R. Anzelmo for Manhattan College Brothers of the Christian Schools Religious Order—R.C. Church, owners.
SUBJECT—Application April 4, 1980—appeal from a decision of the Borough Superintendent re- proposed omission of column fireproofing within a Class ID structure.
PREMISES AFFECTED—Manhattan College Parkway, (k/a Draddy Gymnasium) south side of West 244th Street (not a thru Street). Within the total Campus of Manhattan College, Block 5803, Lot P.O. 801, Borough of The Bronx.

500-80-A

APPLICANT—A. J. Calvanico for Ralph Sica, owner.
SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—98 North Railroad Avenue, south side, 386.25 feet east of Albee Avenue, Block 6254, Lot 20, Annadale, Borough of Staten Island.

164-76-A

APPLICANT—Hurley and Farinella for 271 Church Street Associates, owner.
SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.
PREMISES AFFECTED—271 Church Street, northeast corner of Franklin Street, Block 175, Lot 10, Borough of Manhattan.

165-76-A

APPLICANT—Hurley and Farinella for N. Y. Equities, owner.
SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.
PREMISES AFFECTED—770 Broadway, Block 554, Lot 1, Borough of Manhattan.

166-76-A

APPLICANT—Hurley and Farinella for 160 Realty Company, owner.
SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.
PREMISES AFFECTED—160 Fifth Avenue, southwest corner of West 21st Street, Block 882, Lot 39, Borough of Manhattan.

170-76-A

APPLICANT—Hurley and Farinella for 200 Madison Avenue Company, owner.
SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.
PREMISES AFFECTED—200 Madison Avenue, northwest corner of East 35th Street, Block 865, Lot 14, Borough of Manhattan.

172-76-A

APPLICANT—Hurley and Farinella for Investment Properties Assoc., owner.
SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.
PREMISES AFFECTED—1440 Broadway, northeast corner of West 40th Street, Block 993, Lot 1, Borough of Manhattan.

174-76-A

APPLICANT—Hurley and Farinella for Fortient Madison Realty Company, owner.
SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.
PREMISES AFFECTED—285 Madison Avenue, northeast corner of East 40th Street, Block 1275, Lots 20, 26 and 52, Borough of Manhattan.

175-76-A

APPLICANT—Hurley and Farinella for 60 East 42nd Street Associates, owner.
SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.
PREMISES AFFECTED—60 East 42nd Street, south side, 105 feet west of Park Avenue, Block 1276, Lot 42, Borough of Manhattan.

176-76-A

APPLICANT—Hurley and Farinella for 51 East 42nd Street, owner.
SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.
PREMISES AFFECTED—51 East 42nd Street, 2-16 Vanderbilt Avenue, Block 1277, Lot 27, Borough of Manhattan.

177-76-A

APPLICANT—Hurley and Farinella for 235 East 42nd Street Associates, owner.

CALENDAR

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—235 East 42nd Street, northwest corner of 2nd Avenue, Block 1316, Lots 17, 18, 21, 23, 31, 34 and 35, Borough of Manhattan.

178-76-A

APPLICANT—Hurley and Farinella for Musart Associates, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—119 West 57th Street, north side, 246 feet west of Avenue of the Americas, Block 1010, Lot 21, Borough of Manhattan.

179-76-A

APPLICANT—Hurley and Farinella for Helmsley d/b/a Graybar Bldg. Co., owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—420 Lexington Avenue, northwest corner of East 43rd Street, Block 1280, Lot 60, Borough of Manhattan.

180-76-A

APPLICANT—Hurley and Farinella for 19 West 44th St. Associates, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—18-22 West 45th Street, south side, 267 feet west of Fifth Avenue, Block 1260, Lot 24, Borough of Manhattan.

206-76-A

APPLICANT—Hurley and Farinella for 99 John Corporation.

SUBJECT—Application March 5, 1975—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—99 John Street, northeast corner of Gold Street, Block 76, Lots 10 and 11, Borough of Manhattan.

207-76-A

APPLICANT—Hurley and Farinella for Harry Helmsley, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—123 William Street, west side, 122 feet 11¼ inches north of John Street, Block 78, Lot 4, Borough of Manhattan.

208-76-A

APPLICANT—Hurley and Farinella for 45-49 John Street Association, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—45-49 John Street, northwest corner of Dutch Street, Block 78, Lot 28, Borough of Manhattan.

209-76-A

APPLICANT—Hurley and Farinella for Fifth Avenue Association, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—200 Fifth Avenue, northwest corner and West 23rd Street, Block 826, Lots 33 and 37, Borough of Manhattan.

211-76-A

APPLICANT—Hurley and Farinella for Investment Properties Association, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—1328 Broadway, northeast corner of Avenue of the Americas and West 34th Street, Block 836, Lot 1, Borough of Manhattan.

212-76-A

APPLICANT—Hurley and Farinella for Woodstock, New York, owner.

SUBJECT—Application March 5, 1975—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—1 West 34th Street, north side, 100 feet west of Fifth Avenue, Block 836, Lot 33, Borough of Manhattan.

215-76-A

APPLICANT—Hurley and Farinella for 152 West Company, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—152 West 42nd Street, southeast corner of Broadway, Block 994, Lot 54, Borough of Manhattan.

216-76-A

APPLICANT—Hurley and Farinella for 250 West 57th Street Association, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—250 West 57th Street, northeast corner of Eighth Avenue, Block 1028, Lots 56, 61 and 63, Borough of Manhattan.

217-76-A

APPLICANT—Hurley and Farinella for Schribner Tenants in common, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—597 Fifth Avenue, east side, 20 feet north of East 48th Street, Block 1284, Lot 1, Borough of Manhattan.

CALENDAR

218-76-A

APPLICANT—Hurley and Farinella for Federation of Jewish Philanthropist, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—130 East 59th Street, south side, 75 feet west of Lexington Avenue, Block 1313, Lot 56, Borough of Manhattan.

269-76-A

APPLICANT—Hurley and Farinella for 50 Broadway Limited, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—50 Broadway, east side, 124 feet, 10 inches south of Exchange Place, Block 22, Lot 24, Borough of Manhattan.

270-76-A

APPLICANT—Hurley and Farinella for Broad and Beaver Realty Company, owner.

SUBJECT—Application March 11, 1975—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—67 Broad Street, southeast corner of Beaver Street, Block 29, Lot 70, Borough of Manhattan.

271-76-A

APPLICANT—Hurley and Farinella for Hanover Square Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—10 Hanover Square, east side, between Pearl Street and Water Street, Block 31, Lot 1, Borough of Manhattan.

272-76-A

APPLICANT—Hurley and Farinella for European American Banking Corporation, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—79 Wall Street, west side, between Water Street and Pearl Street, Block 31, Lot 20, Borough of Manhattan.

273-76-A

APPLICANT—Hurley and Farinella for 120 Wall Street Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—120 Wall Street, east side, southeast corner of South Street, Block 37, Lot 1, Borough of Manhattan.

274-76-A

APPLICANT—Hurley and Farinella for 140 Broadway Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—140 Broadway, east side, entire block bounded by Liberty Street, Nassau Street and Cedar Street, Block 48, Lot 1, Borough of Manhattan.

275-76-A

APPLICANT—Hurley and Farinella for 45 John Street Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—55 John Street, east side, northeast corner of Dutch Street, Block 78, Lot 13, Borough of Manhattan.

276-76-A

APPLICANT—Hurley and Farinella for Pennsylvania Building Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—225 West 34th Street, north side, 291'8" west of Seventh Avenue, Block 784, Lot 19, Borough of Manhattan.

277-76-A

APPLICANT—Hurley and Farinella for 112 West 34th Street Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—112 West 34th Street, west side, 125 feet 11 inches north of Broadway, Block 809, Lot 53, Borough of Manhattan.

278-76-A

APPLICANT—Hurley and Farinella for 1350 Broadway Association, Incorporated, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—1350 Broadway, east side, entire block, bounded by West 36th Street, Avenue of the Americas and West 35th Street, Block 811, Lot 31, Borough of Manhattan.

279-76-A

APPLICANT—Hurley and Farinella for Basic Estates, Incorporated, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—84 Fifth Avenue, northwest corner of west 14th Street, Block 816, Lot 37, Borough of Manhattan.

280-76-A

APPLICANT—Hurley and Farinella for Prudential Insurance Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

CALENDAR

PREMISES AFFECTED—2 West 34th Street, southwest corner of Fifth Avenue, Block 835, Lot 41, Borough of Manhattan.

281-76-A

APPLICANT—Hurley and Farinella for 2938 West Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—29 West 38th Street, north side, 446 feet west of Fifth Avenue, Block 840, Lot 23, Borough of Manhattan.

282-76-A

APPLICANT—Hurley and Farinella for Merrill Realty Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—19 Union Square, northwest corner of East 15th Street, Block 843, Lot 20, Borough of Manhattan.

283-76-A

APPLICANT—Hurley and Farinella for Everett Realty Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—200 Park Avenue South, northwest corner of East 17th Street, Block 846, Lot 33, Borough of Manhattan.

284-76-A

APPLICANT—Hurley and Farinella for Flatiron Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—175 Fifth Avenue, northeast corner of East 22nd Street, Block 851, Lot 1, Borough of Manhattan.

285-76-A

APPLICANT—Hurley and Farinella for 4423 Realty Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—44 East 23rd Street, northwest corner of Park Avenue South, Block 851, Lot 41, Borough of Manhattan.

286-76-A

APPLICANT—Hurley and Farinella for Investment Properties Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—261 Fifth Avenue, southeast corner of East 29th Street, Block 858, Lot 78, Borough of Manhattan.

287-76-A

APPLICANT—Hurley and Farinella for H. S. Helmsley, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—215 Park Avenue South, southeast corner of East 18th Street, Block 873, Lot 67, Borough of Manhattan.

288-76-A

APPLICANT—Hurley and Farinella for Klein Estates, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—235 Park Avenue South, northeast corner of East 19th Street, Block 875, Lot 1, Borough of Manhattan.

289-76-A

APPLICANT—Hurley and Farinella for 1 Park Avenue Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—1 Park Avenue, east side, between East 32nd Street and East 33rd Street, Block 888, Lot 1, Borough of Manhattan.

290-76-A

APPLICANT—Hurley and Farinella for Averamerica Realty Corporation, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—25 West 43rd Street, north side, 320 feet 8 inches west of Fifth Avenue, Block 1259, Lot 19, Borough of Manhattan.

291-76-A

APPLICANT—Hurley and Farinella for Madison—41st Street Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—295 Madison Avenue, southeast corner of East 41st Street, Block 1275, Lot 50, Borough of Manhattan.

292-76-A

APPLICANT—Hurley and Farinella for Rogers Peet Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—485 Fifth Avenue, northeast corner of East 41st Street, Block 1276, Lot 1, Borough of Manhattan.

293-76-A

APPLICANT—Hurley and Farinella for 41 East 42nd Street, owner.

CALENDAR

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—41 East 42nd Street, northeast corner of Madison Avenue, Block 1277, Lot 20, Borough of Manhattan.

294-76-A

APPLICANT—Hurley and Farinella for Artgo Realty Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—10 East 49th Street, south side, 175 feet east of Fifth Avenue, Block 1284, Lot 65, Borough of Manhattan.

295-76-A

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—230 Park Avenue, entire block, bounded by East 46th Street, Vanderbilt Avenue, and East 45th Street, Block 1300, Lot 1, Borough of Manhattan.

296-76-A

APPLICANT—Hurley and Farinella for 800 Second Avenue Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—800 Second Avenue, east side, between East 42nd Street and East 43rd Street, Block 1335, Lot 1, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JULY 15, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 1, 1980, were approved as printed in the Bulletin of July 10, 1980, Volume 65, Number 28.

101-75-A

APPLICANT—Augustus Beekman, Fire Commissioner.

SUBJECT—Application for consideration—reopening to rescind the resolution of May 4, 1976—appeal from a decision of the Fire Commissioner re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—41-01/03 Broadway, northeast corner of 41st Street, Block 679, Lot 7, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution of May 4, 1976 rescinded.

WHEREAS, the Board received a letter from the Fire Department on June 2, 1980 requesting that the resolution adopted on May 4, 1976 be rescinded due to a change in occupancy.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution adopted on May 4, 1976 *on condition* that the premises shall comply with all laws, rules and regulations applicable thereto.

601-77-A

APPLICANT—Augustus Beekman, Fire Commissioner.

SUBJECT—Application for consideration—reopening to rescind the resolution of December 20, 1977—Modification of Certificate of Occupancy #36602 re- sprinkler system; previously granted on condition.

PREMISES AFFECTED—1525 Bassett Avenue, west side, 209 feet north of Wilkinson Avenue, Block 4219, Lot 56, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution of December 20, 1977 rescinded.

WHEREAS, the Board has received a letter from the Fire Department on June 2, 1980 requesting that the resolution adopted on December 20, 1977 be rescinded due to a change in occupancy.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution adopted on December 20, 1977 *on condition* that the premises shall comply with all laws, rules and regulations applicable thereto.

23-80-A

APPLICANT—McGee and Morsellino for Merit Oil of New York, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- proposed conversion of self service gasoline station; previously granted on condition.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 22, 1980, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 22, 1980, only as to the deletion of condition #19 and #20 of the resolution, therein stated:

"(19) that the Duffield Street and Johnson Street curb cuts be used only to enter the premises and the Flatbush Avenue Extension curb cuts be used only to exit from premises; (20) that directional signs be posted so as to facilitate traffic flow; *on condition* that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 1350-79)

24-80-A

APPLICANT—McGee and Morsellino for Rock Oil Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- self service station; previously granted on condition.

PREMISES AFFECTED—1885-1893 Atlantic Avenue, northwest corner of Ralph Avenue, Block 1714, Lots 28 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and and D. DeBenedictis.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 22, 1980 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 22, 1980, only as to the deletion of condition #19 and #20 of the resolution, therein stated:

"(19) that the Atlantic Avenue curb cuts with the exception of the most westerly curb cut to be used as an exit only and the Ralph Avenue curb cuts and the most westerly curb cut on Atlantic Avenue be used as

MINUTES

entrances only; (20) that directional signs be posted so as to facilitate traffic flow; *on condition* that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 1351-79)

678-58-BZ

APPLICANT—Leonard F. Rothkrug for Anna Cara, owner.
SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired October 8, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the storage of motor vehicles of the pleasure car type.

PREMISES AFFECTED—182-188 Clermont Avenue, west side, 152 feet 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn. Community Board #2BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #2BK was notified by the applicant on May 15, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on April 14, 1959 on certain conditions; and

WHEREAS, a public hearing was held on this application on July 15, 1980 after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on April 14, 1959 as amended through October 8, 1974 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; *on condition* that the sidewalk be repaired where necessary; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 3749-58)

106-76-BZ

APPLICANT—McGee and Morsellino for 130 North Conduit Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection and maintenance of an automatic service station with an accessory retail convenience building and accessory parking.

PREMISES AFFECTED—129-03 North Conduit Avenue, Northeast corner of 129th Street, Block 11863, Lots 12, 57, 61 and 63, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1976, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 20, 1976 by adding thereto:

"To indicate the removal of the one story retail convenience building, to include two service island facilities, and to convert station to self-service facility, substantially as shown on revised drawing of proposed conditions marked 'Received July 3, 1980'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 379-75)

317-76-BZ

APPLICANT—Paul Roth for Paul and Marcia Roth, owners.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired March 7, 1979—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R2 district, the enlargement in area of a dwelling on a through lot that encroaches on the required front yard.

PREMISES AFFECTED—33-15 Murray Lane, east side, 127.97 feet south of 33rd Avenue, Block 4993, Lot 63, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Roth.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1976 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on November 9, 1976, as amended through March 7, 1978, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 271-75)

750-78-A

APPLICANT—Nevada Towers Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy; previously granted on condition.

PREMISES AFFECTED—2021-2035 Broadway, 201-215 Amsterdam Avenue, northwest corner of West 69th Street, Block 1141, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Perry Balagur and Scott Mollen.

For Opposition: E. Pajor.

For Administration: N. Lerman, Dept. of Bldgs.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

MINUTES

423-54-BZ—Vol. II

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 31, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd Street, north-west corner of Baychester Avenue, Block 4954, Lot 68, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for continued hearing; additional information to be submitted.

887-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Amoco Oil Company owner,

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 219-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lot 21, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

627-70-BZ—Vol. II

APPLICANT—Dominick Salvati and Son for George Angelastro, owner; Vincent Scalamandro, lessee.

SUBJECT—Application for consideration—to reconsider for possible modification of the resolution of September 12, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-2 district in an existing one story building occupied as a restaurant addition to the uses to include cabaret.

PREMISES AFFECTED—2148 to 2150 Flatbush Avenue, west side, 140 feet south of Quentin Road, Block 7889, Lot 49, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Harriet Jacobs.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for continued hearing.

941-78-BZ

APPLICANT—Peggy Barnett for Kubera Corporation, owner.

SUBJECT—Application for consideration—reopening for

extension of time to complete which expired May 15, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, in an existing nine story commercial and manufacturing structure, the conversion of the second through ninth floors into residential use.

PREMISES AFFECTED—26 East 22nd Street, south side, 363.9 feet west of Park Avenue, Block 850, Lot 59, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Peggy Barnett and Richard H. Balser.

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

639-79-BZ

APPLICANT—Frank A. Vaccaro for Dom Iafrato, owner.

SUBJECT—Application June 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot previously before the Board, the erection of a one story structure for use as a truck storage facility.

PREMISES AFFECTED—128 Alaska Street, 143.79 feet west of Henderson Avenue, Block 197, Lot 29, West New Brighton, Borough of Staten Island, Community Board #1S.I.

APPEARANCES—

For Applicant: Gladiola Carter.

For Opposition: None.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing at the request of the applicant.

1170-79-BZ

APPLICANT—Sheldon Lobel for Lex-Parc Properties Incorporated, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M1-6 district, the erection of seven additional stories on an existing four story manufacturing building that penetrates the sky exposure plane and the use of all floors above the first floor as a multiple dwelling.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest Block 491, Lot 50, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Doris Diether.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Hearing reopened and laid over to July 22, 1980, at 10 A.M., for decision; additional information to be submitted; hearing closed.

1171-79-A

APPLICANT—Sheldon Lobel for Lex-Parc Properties, owner, Contract Vendee, Stenac Construction Corporation.

MINUTES

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan.

THE VOTE TO REOPEN HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Hearing reopened and laid over to July 22, 1980, at 10 A.M., for decision; additional information to be submitted; hearing closed.

10-80-BZ

APPLICANT—Steven Winter Associates for 12 West 18th Street Realty Company, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, Under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—12-14 West 18th Street, south side, 280 feet west of 5th Avenue, Block 819, Lot 53, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Anthony Caine, Richard Perin and Richard D. Sontal.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; additional information to be submitted; hearing closed.

153-80-BZ

APPLICANT—Henry Wolinsky for WSH Realty Corporation, owner.

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, in an existing three story mixed building, the erection of an enlargement to the first story that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—1907 Avenue M, north side, 43.63¾ feet east of East 19th Street, Block 6739, Lot 86, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Henry Wolinsky.
For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; additional information to be submitted; hearing closed.

178-80-BZ

APPLICANT—Philip Teller for Arnold Fischman, owner.

SUBJECT—Application February 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and encroaches on the required rear yard.

PREMISES AFFECTED—1564 49th Street, south side, 160 feet west of 16th Avenue, Block 5453, Lot 32, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.
For Opposition: Robert Gochfeld, C.P.C.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

179-80-A

APPLICANT—Philip Teller for Arnold Fischman, owner.

SUBJECT—Application February 29, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1564 49th Street, south side, 160 feet west of 16th Avenue, Block 5433, Lot 32, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

202-80-BZ

APPLICANT—Nicholas J. Salvadeo for Guido Passarelli, owner.

SUBJECT—Application March 5, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-1 and R3-2 district, the enlargement in area of an existing bowling establishment with accessory uses previously before the Board that will extend into the residence district.

PREMISES AFFECTED—1600 Hylan Boulevard, southwest corner of Raritan Avenue, Block 3372, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.
For Opposition: James Manitta, Rita Romano and Rudoei Ugmer.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

345-80-BZ

APPLICANT—Leonard F. Rothkrug for Pamela Equities Corporation, owner, New York Health and Racquet Club, lessee.

MINUTES

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Sections 73-36 and 73-68 of the Zoning Resolution, to permit in a C5-5(CR) district, the erection of nine additional stories on an existing eight story office building to be occupied as a hotel and physical culture establishment.

PREMISES AFFECTED—39 Whitehall Street, southeast corner of Pearl Street, Block 8, Lot 32, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Joel Hanover.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

392-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-29 Little Neck Parkway, east side, 207.3 feet north of 260th Street, Block 8443, Lot 445, Little Neck, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing; at the request of the applicant.

393-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-27 Little Neck Parkway, east side, 236.66 feet north of 260th Street, Block 8443, Lot 444, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing at the request of the applicant.

394-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-23 Little Neck Parkway, east side, 264.98 feet north of 260th Street, Block 8443, Lot 443, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing at the request of the applicant.

395-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-21 Little Neck Parkway, east side, 294.31 feet north of 260th Street, Block 8443, Lot 442, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing at the request of the applicant.

396-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-17 Little Neck Parkway, east side, 323.64 feet north of 260th Street, Block 8443, Lot 441, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing at the request of the applicant.

397-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980, decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-15 Little Neck Parkway, east side, 352.97 feet north of 260th Street, Block 8443, Lot 439, Little Neck, Borough of Queens, Community Board #13Q.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing at the request of the applicant.

430-80-BZ

APPLICANT—Joseph O. Giaimo for East 17th Street Loft Corporation, owner.

SUBJECT—Application March 24, 1980—decision of the

MINUTES

Borough Superintendent, under Section 72-21 of the zoning Resolution, to permit in an M1-5 district, in an existing nine story commercial building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—14 East 17th Street, south side, 216.10 feet east of 5th Avenue, Block 844, Lot 34, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Giaimo.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Not Voting: Vice Chairman Agusta 1

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

431-80-BZ

APPLICANT—Joseph O. Giaimo for East 17th Street Loft Corporation, owner.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story commercial building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—16 East 17th Street, south side, 241.10 feet east of 5th Avenue, Block 844, Lot 33, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph Giamio.

For Opposition: None.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 5

Negative: 0

Not Voting: Vice Chairman Agusta 1

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

433-80-BZ

APPLICANT—Sheldon Lobel for Louise Lipkin, owner.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, the erection of a one story enlargement to an existing one family dwelling that encroaches into the required rear yard.

PREMISES AFFECTED—52-34 241st Street, west side, 266.17 feet north of 53rd Avenue, Block 8173, Lot 43, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Sheldon Lobel, Louise Lipkin, Leon Lipkin and Howard Goldin.

For Opposition: Dorothy McGann, Rose Cooper, Betty McGann, Felice DeVito and Kathleen A. Murray.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

434-80-BZ

APPLICANT—Mok and Sonber for Korvettes Incorporated, owner, United States of Douglaston, Lessee.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, within an existing shopping center, the conversion of one store into a roller skating rink and eating and drinking establishment without restriction.

PREMISES AFFECTED—242-02 61st Avenue, south side, 106.3 feet west of 245 Place, Block 8286, Lot 185, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Paul Mok, David Winters and Ted Kraus.

For Opposition: David Tepper, Sy Seplowe, Harvey Goodman, Carol Zukoff, A. H. Gordon, Carole Bobis, Dr. Bernard B. Tolpin and others.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

437-80-BZ

APPLICANT—Leonard F. Rothkrug for Sidney Steinberg, Ruben Windmiller and Anthony Ciemenza, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing six story building that exceeds the permitted lot coverage, the conversion from lofts into joint living/working quarters for artists.

PREMISES AFFECTED—620 Broadway, east side, 86 feet north of East Houston Street, Block 522, Lot 4, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Doris Diether, C.B. #2.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

444-80-BZ

APPLICANT—Alphonse J. Calvanico, for Foodarama Supermarkets, Incorporated, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in a C8-1 (SRD) district, within a special district, the erection of a one story enlargement to an existing supermarket that encroaches on the railroad right of way setback and does not comply with the side tree regulation.

PREMISES AFFECTED—4343, Amboy Road, north side, 95 feet west of Old Amboy Road, Block 5497, Lot 7, Eltingville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: David C. Winters and Charles C. Sorensen.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

MINUTES

445-80-A

APPLICANT—Alphonse J. Calvanico for Foodarama Supermarkets, owner.

SUBJECT—Application March 20, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4343 Amboy Road, north side, 95 feet west of Old Amboy Road, Block 5497, Lot 7, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

452-80-BZ

APPLICANT—Harry Soled for Steven Seidenfeld, owner.

SUBJECT—Application March 31, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a two story, one family dwelling that encroaches into the required front, side and rear yard.

PREMISES AFFECTED—1734 47th Street, south side, 270 feet east of 17th Avenue, Block 5444, Lot 16, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Harry Soled and Steven Seidenfeld.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

453-80-BZ

APPLICANT—Martyn and Don Weston for Jolly House Studios, Incorporated, owner.

SUBJECT—Application March 31, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—23 East 20th Street, northside, 113.1 feet east of Broadway, Block 849, Lot 20, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: I. Donald Weston.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

454-80-A

APPLICANT—Martyn and Don Weston for Jolly House Studios Incorporated, owner.

SUBJECT—Application March 31, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—23 East 20th Street, north side, 113.1 feet east of Broadway, Block 849, Lot 20, Borough of Manhattan.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; hearing closed.

506-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, et al., for 40 West 17th Street Associates, owner.

SUBJECT—Application April 10, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first from factory use into a multiple dwelling.

PREMISES AFFECTED—40-42 West 17th Street, south side, 297 feet east of Avenue of the Americas, Block 818, Lot 73, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Francis R. Angelino, Howard A. Zipser, Shael Shapiro, Nochume Miller and Hail Joseph.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for decision; hearing closed.

574-80-BZ

APPLICANT—Lindenbaum and Young for LaGrenouille, Incorporated, owner.

SUBJECT—Application April 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of a second floor enlargement to an existing three story restaurant and office building that encroaches into the rear yard.

PREMISES AFFECTED—Three East 52nd Street, north side, 130 feet east of Fifth Avenue, Block 1288, Lot 6, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph B. Klein, Gisele J. Masson and Ivars Pavksis.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 22, 1980, at 10 A.M., for decision; hearing closed.

577-80-BZ

APPLICANT—Lama and Vassalotti for Contract Vendee: Louis Rosenberg.

SUBJECT—Application April 24, 1980—decision of the Borough Superintendent, under Section 11.413 of the Zoning Resolution to permit in an R6 district, the change in the use of an existing automotive service station previously before the Board, into a retail store and eating and drinking establishment.

MINUTES

PREMISES AFFECTED—369/377 Kings Highway, 1750/1760 West 3rd Street, northwest corner, Block 6653, Lot 27, Borough of Brooklyn. Community Board #15BK.

APPEARANCES—

For Applicant: James Vassalotti.

For Opposition: Conoetto Nicolosi, John A. Rondinella, Joseph Gaeta, Judith Nicolosi, Alice Albono and Salvatore Rosa.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 10 A.M., for decision; additional information; hearing closed.

579-80-BZ

APPLICANT—McGee and Morsellino for Joseph Barone, Dominick Barone and Andrew Barone, owner. Contract Vendee: Leson Construction Corporation.

SUBJECT—Application April 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story and mezzanine building for use as a contractors establishment.

PREMISES AFFECTED—143-30 Atlantic Avenue, southeast corner of Allendale Street, Block 10008, Lot 1, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Leo Louison.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing.

911-79-BZ

APPLICANT—Joseph Pell Lombardi for Jones Street Owners Corporation, owner.

SUBJECT—Application August 8, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 and C1-5 district, the erection of two additional stories on an existing seven story building that creates non-compliance in floor area ratio, open space ratio, rear yard encroachment and the minimum distance between windows and lot lines.

PREMISES AFFECTED—9 Jones Street, north side, 94.3 feet west of West 4th Street, Block 590, Lot 77, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Doris Diether, C.B. #2M.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fosella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta, Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1980, after due notice by publication in the Bulletin; laid over to April 29, 1980; then to June 3, 1980; then to June 17, 1980; then to June 24, 1980; then to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated August 12, 1979, acting on Alt. Applic. #679/1978, reads:

“15. Proposed enlargement is contrary to Section 54-31 ZR since it increases degree of non-compliance in

FAR and OSR.

16. Proposed enlargement is contrary to Sec. 23-47 Z.R. since it does not have a 30' rear yard.

17. Newly created windows which do not have 30' distance to lot lines are contrary to Sec. 23-861 Z.R.

22. Proposed enlargement is contrary to Sec. 54-31 Z.R. since it creates a non-compliance on LA/RM.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Stanley M. Wolf, R. A. and Commissioner John B. Cincotta; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make findings b and e, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated August 12, 1979, acting on Alt. Applic. #679/1978, Objection Nos. 15, 16, 17 and 22, be and it hereby is affirmed and that the application be and it hereby is denied.

342-80-A

APPLICANT—Joseph Pell Lombardi for Jones Street Owners Corporation, owner.

SUBJECT—Application March 12, 1980—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—9 Jones Street, west side, 94.1 feet south of West 4th Street, Block 590, Lot 77, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Doris Diether, C.S. #2M.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

1270-79-BZ

APPLICANT—Harry Soled for Congregation Aterth Yeshua, Menachem Landau, President, owner.

SUBJECT—Application December 31, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story mixed building that will exceed the permitted floor area ratio and have less than the required open space ratio for the residential area.

PREMISES AFFECTED—1551 51st Street, north side, 260 feet west of 16th Avenue, Block 5458, Lot 57, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 10, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1979 acting on N.B. Applic. #175, reads:

MINUTES

"1. The floor area ratio of the residential portion of the proposed building in an R6 district exceeds that permitted by Section 24-172 and 23-142 of the Zoning Resolution.

"2. The open space provided for the residential portion of the proposed building in an R6 district is less than that required by Section 24-173 and 23-142 of the Zoning Resolution."

and

WHEREAS, the decision of the Borough Superintendent, dated June 17, 1980, on N.B. Applic. #175/79, reads:

"3. The residential floor (2nd floor) projects into the required 30 foot rear yard contrary to Section 24-33(b) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #12BK. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three-story mixed building that will exceed the permitted floor area ratio and have less than the required open space ratio for the residential area *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received December 31, 1979", 1 sheet, and "June 24, 1980", 8 sheets; and *on further condition* that a permanent easement be filed with the Department of Buildings to provide the required light and ventilation along the easterly lot line; that smoke detectors be installed in each apartment; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1271-79-A

APPLICANT—Harry Soled for Congregation Aterth Yeshua, owner.

SUBJECT—Application December 31, 1979—appeal from the decision of the Borough Superintendent, re- Lot Line window.

PREMISES AFFECTED—1551 51st Street, north side, 260 feet west of 16th Avenue, Block 5458, Lot 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1979, on N.B. Applic. #175/79, reads:

"3. Lot line windows for residential portion of building exceed 10% of the facade area of those stories contrary to footnote a of Table 3-4 of the Administrative Code, Title C, Part II.

4. Lot line windows are used to ventilate residential

rooms contrary to 026-1205.5 of the Administrative Code.

5. Cellar and first floor have lot line windows contrary to footnote a of Table 3-4 of the Administrative Code, Chapter 26, Title C, Part II."

and

WHEREAS, the premises had a site valuation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated December 14, 1979, acting on N.B. Applic. #175/1979, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 1270-79-BZ; and that all other laws, rules and regulations be complied with.

2-80-BZ

APPLICANT—James M. Gilhooly for Paul Galietti, owner.

SUBJECT—Application January 2, 1980—decision of the Borough Superintendent, under Section 72-01 of the Zoning Resolution to permit in an R4 district, the erection of a one story and basement building for use as a gymnasium with accessory use.

PREMISES AFFECTED—22-37 College Point Boulevard, east side, 100 feet north of 23rd Avenue, Block 4198, Lot 5, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: James M. Gilhooly.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1979, acting on N.B. Applic. 112, reads:

"1. Proposed U.G. 9 in a R-4 zone is contrary to Section 22-00 of the Zoning Resolution.

a) Application is referred to the Board of Standards and Appeals as there are no bulk and parking requirements for a commercial use in a residential zone."

and

WHEREAS, Community Board #7Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the erection of a one-story and basement building for use as a gymnasium with accessory uses *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 3, 1980", 5 sheets; and *on further condition* that this variance shall be limited to a term of 15 years; that this variance shall lapse with any change in ownership or control; that the hours of operation be restricted to 10:00 A.M. to 9:00 P.M. Monday

MINUTES

through Saturday and 10:00 A.M. to 1:00 P.M. Sunday; that a light stuccoed finish be applied to the exterior walls on all interior lot lines; that accessory signs comply with the C1 district regulations; that there shall be no openings in the roof or walls of this structure within 30 feet of the rear lot line; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

136-80-BZ

APPLICANT—Sheldon Lobel for Holiday Inn and Flight Hotel, Incorporated, owner.

SUBJECT—Application February 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit, in a C2-2 district, the erection of a five story enlargement to an existing hotel that creates non-compliance in floor area ratio and penetration of the sky exposure plane.

PREMISES AFFECTED—99-11 Ditmars Boulevard, 100-15 Boulevard, northeast corner of 22nd Avenue, Block 1634, Lots 1, 99 and 101, East Elmhurst, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Sheldon Lobel and LeRoy Foster.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 6, 1980, after due notice by publication in the Bulletin; laid over to May 20, 1980; then to June 17, 1980; then to July 1, 1980; then to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1980, acting on Alt. Applic. #50/1980, reads:

"1. The proposed floor area ratio exceeding 1.00 for a commercial building located in a C2-2 zone, mapped within a residential R3-2 district, is contrary to Sec. 33-121 Z.R.

2. Penetration of the proposed addition, within the sky exposure plans, is contrary to Sec. 33-441 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A., and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #3Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-2 district, the erection of a 5-story enlargement to an existing hotel that creates non-compliance in floor area ratio and penetration of the sky exposure plane *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 13, 1980", 6 sheets, "June 27, 1980", 1 sheet, and "July

8, 1980", 1 sheet; *on further condition* that an approved smoke detector with a self-contained alarm be installed in each room; that a rate-of-rise device, connected to an alarm that can be heard throughout the building, be installed in the public halls and spaces; that a manual fire alarm station be provided on each floor; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

205-80-BZ

APPLICANT—Sheldon Lobel for Henry H. Minskoff, Myron A., Jerome and Muriel R. Minskoff, and Muriel R. Stewart, owner.

SUBJECT—Application March 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, within an existing one story retail store structure, the use of the cellar as a physical culture establishment.

PREMISES AFFECTED—97-10 63rd Road, southeast corner of 63rd Road, Block 2089, Lot 1, Rego Park, Borough of Queens. Community Board #6Q.

APPEARANCES—

For Applicant: Sheldon Lobel.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 1, 1980, after due notice, by publication in the Bulletin; laid over to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 5, 1980, acting on Alt. Applic. #91/1980, reads:

"1. Proposed use of Physical Culture Establishment in a building located in a C1-2 District is contrary to Section 32-00 Z.R.

2. Physical Culture Establishment is not a use listed in 'permitted uses' under the Zoning Resolution's Use Groups."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #6Q. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-01 b and 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-01 b and 72-21 of the Zoning Resolution, to permit in a C1-2 district, within an existing one-story retail store structure, the use of the cellar as a physical culture establishment *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 6, 1980", 3 sheets; and *on further condition* that this variance shall be limited to a term of 5 years; that the hours of operation be restricted to: from 9:00 A.M. to

MINUTES

9:00 P.M. Monday through Friday, 9:00 A.M. to 4:00 P.M. Saturday, closed on Sunday; that signs for the physical culture establishment conform to the C1 district regulations; that this variance shall lapse with any change in ownership or control; that exits conform with the requirements of the Building Code; that this variance is limited to Objection 1 only; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

281-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Company for The 120-122 West 20th Street Limited Partnership.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing seven story building the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—120-122 West 20th Street, south side, 253 feet west of Avenue of the Americas, Block 795, Lot 54, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Francis R. Angelino, Samuel H. Lindenbaum and John R. Fekel, Jr.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 1, 1980, after due notice by publication in the Bulletin; laid over to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1980 acting on Alt. #1121/1979, reads:

"1. Proposed residence building (U.G. 2) located in M1-5 district is contrary to Section 42-00 Z.R."

Note: There are no bulk or parking regulations for the proposed use.

and

WHEREAS, Community Board #4M. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing 7-story building, the conversion of all floors above the first floor from lofts into a multiple dwelling on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 12, 1980", 1 sheet, and "July 10, 1980", 5 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station, connected to an alarm that can be heard throughout the building, be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; that street

termination of the rear fire escape be to the satisfaction of the Department of Buildings; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

379-80-BZ

APPLICANT—Leonard F. Rothkrug for Robert Silverman, owner, Norgate Development Associates, Developer.

SUBJECT—Application March 14, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-1 district, the Conversion of an existing factory building into a multiple dwelling.

PREMISES AFFECTED—390 Nostrand Avenue, southwest corner of Gates Avenue, Block 1812, Lot 42, Borough of Brooklyn. Community Board #3BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 1, 1980, after due notice by publication in the Bulletin; laid over to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on Alt. Applic. #1325/1979, reads:

"1. Proposed conversion of a factory building in an M1-1 District is contrary to Section 42-00 of the Zoning Resolution".

WHEREAS, Community Board #3BK. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-1 district, the conversion of an existing factory building into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 14, 1980", 25 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; connected to an alarm that can be heard throughout the building, that a rate-of-rise device/be installed in the public halls and spaces and on the commercial floors including the cellar; that a manual fire alarm station be installed on each floor; that a designated area be allocated for tenant recreational space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

380-80-BZ

APPLICANT—Leonard F. Rothkrug for Norgate Development Associates, owner.

SUBJECT—Application March 14, 1980—decision of the

MINUTES

Borough Superintendent, under Sections 11-413 and 73-451 of the Zoning Resolution, to permit in a C1-2 and R6 district, the use of an existing parking facility previously before the Board as an off-site accessory parking lot for multiple dwelling.

PREMISES AFFECTED—391-395 Gates Avenue, north side, 99.10 feet west of Nostrand Avenue, Block 1807, Lots 61, 62, 63 and 65, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 1, 1980, after due notice by publication in the Bulletin; laid over to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1980, acting on Alt. Applic. #67/68-1980, reads:

"1. The proposed off-site accessory parking space located in an R6 zone accessory to a non-conforming use, in this case a residential building located in an M1 zone is not a permitted as of right and is contrary to Section 25-10 of Zoning Resolution.

2. Proposed off-site accessory parking is contrary to the resolution of the Board of Standards and Appeals under Calendar Number 80-59-BZ."

WHEREAS, Community Board #3, Brooklyn, has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 73-451 and 11-413 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Sections 73-451 and 11-413 of the Zoning Resolution, to permit in a C1-2 and R6 district, the use of an existing parking facility, previously before the Board, as an off-site accessory parking lot for a multiple dwelling on condition that all work shall substantially conform to drawings filed with this application, marked "Received March 14, 1980", 2 sheets; that gates to the parking facility shall be locked; that each parking tenant shall have a key to this lot; that lighting be provided and directed away from adjoining parcels; that parking shall be restricted to pleasure-type automobiles only; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

Adjourned: 5:22 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 15, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

158-79-A—Vol. II

APPLICANT—McGee and Morsellino for 130 North Conduit Corporation, owner; Merit Oil Corporation, lessee.

SUBJECT—Application for consideration—reopening as Volume II subject to regular procedure—appeal from a decision of the Fire Commissioner re-proposed conversion to self service gasoline station is contrary to Section 19-73.0-B of the Administrative Code; previously denied.

PREMISES AFFECTED—129-03 North Conduit Avenue, northwest corner of 130th Street, Block 11863, Lots 12, 57, 61 and 63, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. De Benedictio.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 10, 1980, on N.B. Applic. #379/75, reads:

"1. The proposed Self-Service Automotive Service Station contrary to Section C19-73.0(b)2 of the Administrative Code."

and

WHEREAS, a decision of the Borough Superintendent, dated March 10, 1980 reads: "The proposed self-service automotive service station is contrary to Section C19-73.0(b)2 of the Administrative Code."; and

WHEREAS, the Board has recommended that the Appeal be granted under certain conditions; and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the fuel dispensing devices, consoles and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent dated March 10, 1980 be and it hereby is *modified* and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking", "Stop Your Engine", "It is Unlawful to Dispense Gasoline Into Portable Containers" and "The Dispensing of Gasoline Shall be by a Person Holding a Valid Drivers License or a Person 18 years of age or older" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the suppression system be arranged in a manner so as to cover an area around each pump encompassed by a circle having a radius equal to the maximum extendable length of the hose and nozzle of said pump; (8) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (9) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in a proper operating condition at all times; (10) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (11) that a maintenance log shall be kept on the premises as per direction

MINUTES

of the Fire Commissioner; (12) that all dispensing nozzles are the automatic closing type without hold open latches; (13) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (14) that the dispensing areas shall, at all times, be well lit for complete visual control; (15) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; (16) that all of the conditions set forth in this resolution shall be conspicuously posted in the attendant's booth; (17) that there be no servicing or repair of motor vehicles on the premises; (18) that the station will be maintained and operated so as to minimize traffic congestion; *on further condition* that the building, equipment, devices and controls shall substantially conform to drawings, marked received "July 10, 1980", 4 sheets; and that all laws, rules and regulations shall be complied with.

1062-79-A

APPLICANT—Saul Goldsmith for Super Glass Corporation, owner.

SUBJECT—Application September 20, 1979—appeal from a decision of the Fire Commissioner, re-approval for oxygen/natural gas glass finishing machines.

PREMISES AFFECTED—1020/26 East 48th Street, west side, 240 feet south of Farragut Road (1487/1509 Schenectady Avenue), Block 4786, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Augusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 7, 1977 and September 19, 1979, on Order #77-1407, reads:

"Submit evidence to this Department indicating that all oxygen-natural gas glass finishing machines have been approved by the Department of Buildings or the Board of Standards and Appeals for use in the City of New York. C19.11.0. A.C."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Philip P. Augusta, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated March 7, 1977 and September 19, 1979 acting on Order No. 77-1407 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the unit be provided with a means to automatically shut off the gas supply should the flame be extinguished; that all connections be accomplished by the use of BS and A approved flexible lines; that the engineer of record take steps to insure that there is sufficient natural ventilation in order to prevent gas buildup; and *on further conditions* that the building shall substantially conform to drawings marked received "September 20, 1979", 3 sheet; and that all laws, rules and regulations shall be complied with.

174-80-A

APPLICANT—Sheldon Lobel for Darcy Properties, owner.

SUBJECT—Application February 26, 1980—appeal to a stopwork order issued by the New York City Department of Buildings affecting an approved alteration application (1121/78) and building permit (5263/79).

PREMISES AFFECTED—30-32 East 21 Street, south side, 223 feet west of Broadway, Block 849, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Appeal dismissed.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the Board does not consider this application as an interpretation, but is of the opinion that it can be more properly considered as a relevant question under the provisions of Section 72-21 of the Zoning Resolution; therefore be and it hereby is

Resolved, that this application is dismissed without prejudice.

554-80-A

APPLICANT—Cristy Chemical Corporation, owner.

SUBJECT—Application April 22, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Flammable mixture known as "Cristy Drygas® Brand Gas Line Anti-Freeze Moisture Remover" in (12) twelve ounce round hi density polyethylene bottle with clic loc cap. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated April 16, 1980, on Folder #122-233A IM, reads:

"We regret to inform you that your application to register your product 'Cristy Drygas® Brand Gas Line Anti-Freeze Moisture Remover' a Flammable Mixture with a flash point below 75°F (TOC) in containers as follows: 12 oz. round hi-density polyethylene bottle with clic-loc cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N.Y.C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated April 16, 1980 Acting on Folder Number 122-233A IM, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "May 19, 1980", 2 sheets, that the modification shall apply to "Cristy Drygas® Brand Gas Line Anti-Freeze Moisture Remover" in 12 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 554-80-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

MINUTES

561-80-A

APPLICANT—Leonard F. Rothkrug for West 58th Street Realty Corporation, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent re- rear yard, courts, windows and lot lines.

PREMISES AFFECTED—426 West 58th Street, south side, 100 feet east of Tenth Avenue, Block 1067, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 20, 1980, on Alt. Applic. #269/79, reads:

"5. Proposed conversion is contrary to Sec. 54-31 Z.R. since it will create non-compliances in obstruction in rear yard, size of courts and distance between required windows and lot lines.

6. Provide proper yards and courts for proposed M.D. as per Sec. 26 M.D.L."

and

WHEREAS, a committee of the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated March 20, 1980 acting on Alt. Applic. #269/79 Objection Nos. 5 and 6 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a smoke detector with a self contained alarm be installed in each apartment and the cellar; that a rate of rise device be installed in the public halls and cellar; that a manual fire alarm station, connected to an alarm that can be heard throughout the building be installed on each floor; and *on further conditions* that the building shall substantially conform to drawings marked received "April 23, 1980", 16 sheets; and that all laws, rules and regulations shall be complied with and that substantial construction be completed within one year of the date of this resolution.

676-80-A

APPLICANT—Cristy Chemical Corporation, owner.

SUBJECT—Application May 28, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Cristy Drygas® Brand Fuel Line Anti-Freeze for Diesels" in (12) twelve-ounce round hi-density polyethylene bottle with clic loc, child proof replaceable screw top container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 14, 1980, on Folder #122-233(A) I.M., reads:

"We regret to inform you that your application to register your product 'Cristy Drygas® Brand Fuel Line Anti-Freeze for Diesels' a Flammable mixture with a

flash point below 75°F (T.O.C.) in containers as follows: 12 oz. round hi-density polyethylene bottle with clic loc, child-proof replaceable screw top is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N.Y.C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated May 14, 1980 acting on Folder Number 122-233(A) IM, be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "May 21, 1980", 2 sheets, that the modification shall apply to "Cristy Drygas® Brand Fuel Line Anti-Freeze for Diesels" in 12 Ounce Container only; and on further condition that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 676-80-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Drop, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 9, 1980, at 2 P.M., decision deferred and hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 2 P.M., decision deferred and hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 2 P.M., decision deferred and hearing closed.

MINUTES

1048-79-A

APPLICANT—Stein, Davidoff, Malito and Katz for New York City Department of Ports and Terminals, owner, Hunts Point Plaza, Incorporation, Lessee.

SUBJECT—Application September 13, 1979—appeal from a decision of the Department of Ports and Terminals re-Installation of *Oversize* gasoline storage tanks.

APPEARANCES—

For Applicant: Joseph P. Morsellino, S. P. Russo and D. DeBenedictis.

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for continued hearing.

39-80-A

APPLICANT—Neil Robert Berzak for Aga daz Incorporation, owner.

SUBJECT—Application January 17, 1980—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—288 West Street, east side, 84.2½ feet south of Canal Street, Block 595, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Neil Robert Berzak and May E. C. Scott.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

52-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner. OWNER OF PREMISES—Martin Bloom, et al.

SUBJECT—Application January 22, 1980—for Modification of Certificate of Occupancy #48279—sprinkler system.

PREMISES AFFECTED—162-20/24 Jamaica Avenue, south side, 20 feet west of New York Boulevard, Block 10102, Lot 10, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Department.

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., decision deferred and hearing closed.

133-80-A

APPLICANT—Jerome L. Grushkin for Pambrook Estates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—725 Barlow Avenue, north side, 420.41 feet east of Drumgoole Road East, Block 5612, Lot 128, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

134-80-A

APPLICANT—Jerome L. Grushkin for Pambrook Estates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—94 Macon Avenue, south side, 311.97 feet east of Drumgoole Road East, Block 5612, Lot 167, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

135-80-A

APPLICANT—Jerome L. Grushkin for Pambrook Estates, owner.

SUBJECT—Application February 14, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—715 Barlow Avenue, north side, 520.41 feet east of Drumgoole Road East, Block 5612, Lot 123, Eltingville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

175-80-A

APPLICANT—Sheldon Lobel for Sweet Fire Realty Corporation, owner.

SUBJECT—Application February 26, 1980—appeal to a stop-work order issued by the New York City Department of Buildings affecting an approved alteration application (#895/78) and building permit (#4605/79).

PREMISES AFFECTED—514-516 Broadway, east side, 127 feet south of Spring Street, Block 483, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Decision deferred and laid over to July 22, 1980, at 2 P.M., hearing closed.

386-80-A

APPLICANT—A. J. Calvanico for Realty Enterprises, owner.

SUBJECT—Application March 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Ramona Avenue, north side, 226.25 feet west of Helene Court, Block 7011, Lot 83, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

For Administration: Lt. R. J. Ellis, Fire Department.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

MINUTES

387-80-A

APPLICANT—A. J. Calvanico for Realty Enterprises, owner.

SUBJECT—Application March 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Ramona Avenue, north side, 266.75 feet west of Helene Court, Block 7011, Lot 85, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

388-80-A

APPLICANT—A. J. Calvanico for Realty Enterprises, owner.

SUBJECT—Application March 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Ramona Avenue, north side, 306.27 feet west of Helene Court, Block 7011, Lot 87, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

389-80-A

APPLICANT—A. J. Calvanico for Realty Enterprises, owner.

SUBJECT—Application March 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Ramona Avenue, north side, 345.30 feet west of Helene Court, Block 7011, Lot 89, Rossville, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

616-80-A

APPLICANT—Augustus A. Beekman Fire Commissioner for Toyland Realty Corporation, owner.

SUBJECT—Application May 5, 1980—for Modification of Certificate of Occupancy Re: Sprinkler System.

PREMISES AFFECTED—207-215 7th Avenue, 217 7th Avenue, east side, 20 feet south of Third Street, Block 1080, Lots 5 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

656-80-A

APPLICANT—Salvatore Tirro for Nancy Benedetto, Thomas Tirro, and Marie Milano, owner.

SUBJECT—Application May 21, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Romer Road, west side, 157.53 feet north of Four Corners Road, Block 871, Lot 79, Borough of Staten Island.

APPEARANCES—

For Applicant: Vincent J. Ferrari.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

657-80-A

APPLICANT—Salvatore Tirro for Thomas Tirro, Marie Milano, and Nancy Benedetto, owner.

SUBJECT—Application May 21, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—87 Romer Road, west side, 157.53 feet north of Four Corners Road, Block 871, Lot 79, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

658-80-A

APPLICANT—Salvatore Tirro for Thomas Tirro, Marie Milano, and Nancy Benedetto, owner.

SUBJECT—Application May 21, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 Romer Road, west side, 157.53 feet north of Four Corners Road, Block 871, Lot 79, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

659-80-A

APPLICANT—Salvatore Tirro for Thomas Tirro, Marie Milano, and Nancy Benedetto, owner.

SUBJECT—Application May 21, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed

MINUTES

use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—75 Romer Road, west side, 157.53 feet north of Four Corners Road, Block 871, Lot 79, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

702-80-A

APPLICANT—Lama and Vassalotti for Preen Realty Incorporated, owner.

SUBJECT—Application June 5, 1980—appeal from a decision of the Borough Superintendent, re-opening protectives shaft at 1st, 2nd and 3rd floors.

PREMISES AFFECTED—113/115 Seventh Avenue, 156/164 West 17th Street, southeast corner, Block 792, Lot 70, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

715-80-A

APPLICANT—Alphonse J. Calvanico, P.E. for Gino Tucci, owner.

SUBJECT—Application June 16, 1980—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2090 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3685, Lots 1, 3 and 5, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: David Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf ... 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

749-80-A

APPLICANT—Samuel H. Lindenbaum for Rosenman Colin et al. for Harbrick Corporated, owner; Square 30th Street Corporated, lessee.

SUBJECT—Application June 20, 1980—appeal from a deci-

sion of the Borough Superintendent, re-proposed use of premises for self-service gasoline station sales is contrary to C 19-73-0-b.2 of the Administrative Code of the City of New York.

PREMISES AFFECTED—153/169 Seventh Avenue, northeast corner of West 19th Street, Block 795, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard Zipser, Millard Bresin, Brett Harwood and Don Tenciemsky.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

762-80-A

APPLICANT—Mok and Sonber for Washington Federal Savings & Loan Association, owner.

SUBJECT—Application July 1, 1980—appeal from a decision of the Borough Superintendent, re-Administrative Code as built stair with 9" tread 1" nosing is contrary.

PREMISES AFFECTED—210-28 26th Avenue (209-19, 45, 69 26th Avenue), north side, 0 feet east of Corporal Kennedy Street, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Mok.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to July 22, 1980, at 2 P.M., for decision; hearing closed.

763-80-A

APPLICANT—Leonard F. Rothkrug for Ruth Koeppel, owner.

SUBJECT—Application July 1, 1980—appeal from a decision of the Borough Superintendent, re-proposed increase in height of building (5th mezzanine which exceeds 33⅓% is contrary (multiple dwelling law).

PREMISES AFFECTED—17 East 63rd Street, north side, 95 feet west of Madison Avenue, Block 1378, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

Adjourned: 6:10 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

University of Illinois Library
Attn: Serials Dept.
61801
Urbana, Ill.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

THE LIBRARY OF THE

OCT 07 1980

UNIVERSITY OF ILLINOIS

Vol. LXV

Subscription
\$25.00 a year

July 31, 1980

By Mail, 65 cents (Cash only)
Single Copies, 50 cents

No. 31

RESOLUTION OF THE BOARD OF STANDARDS AND APPEALS

July 22, 1980

WHEREAS, Abraham M. Lindenbaum, Attorney, has recently and suddenly departed from this life, and

WHEREAS, the members of this Board and its staff recognize the unselfish contributions Mr. Lindenbaum has made to advance his profession, serve his community and City as former member of the City Planning Commission and at the time of his passing, President of the Brooklyn Law School, and

WHEREAS, Mr. Lindenbaum has practiced before this Board for many years with distinction and dedication

THEREFORE, BE IT RESOLVED that the Board of Standards and Appeals, its members and staff wishes to express its sincerest condolences to the family of Abraham M. Lindenbaum for their profound loss.

BE IT FURTHER RESOLVED that this resolution be printed in the Bulletin of the Board and copies be sent to his wife Belle and his son Samuel.

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., *Chairman*PHILIP P. AGUSTA, R.A., M.U.P., *Vice Chairman*

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

*Commissioners.*ALAN D. GERSHUNY, *Executive Director*RICHARD B. ATWELL, *Deputy Director*FRANCES M. WALDRON, *Secretary*DARRELL L. GAVRIN, J.D., *Counsel*AVRIL H. LATHAM, *Chief Clerk*OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

CONTENTS

Resolution of the Board of Standards and Appeals.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, July 22,
1980, Affecting Calendar Numbers—

833-77-A	811-76-BZ	829-76-BZ	1170-79-BZ
750-78-A	812-76-BZ	830-76-BZ	1171-79-A
635-80-A	813-76-BZ	831-76-BZ	1172-79-BZ
351-71-BZ	814-76-BZ	832-76-BZ	1175-79-BZ
576-77-BZ	815-76-BZ	833-76-BZ	1176-79-A
490-78-BZ	816-76-BZ	834-76-BZ	1236-79-BZ
941-78-BZ	817-76-BZ	1096-79-BZ	1237-79-A
1-79-BZ	818-76-BZ	695-78-BZ	10-80-BZ
66-79-BZ	819-76-BZ	696-78-A	116-80-BZ
102-79-BZ	820-76-BZ	56-80-BZ	124-80-BZ
902-79-BZ	821-76-BZ	381-80-A	153-80-BZ
1097-79-BZ	822-76-BZ	68-80-BZ	178-80-BZ
725-78-A	823-76-BZ	180-80-BZ	179-80-A
7-57-BZ	824-76-BZ	200-80-BZ	181-80-BZ
1091-65-BZ	825-76-BZ	204-80-BZ	195-80-BZ
248-74-BZ	826-76-BZ	391-80-BZ	196-80-BZ
809-76-BZ	827-76-BZ	824-79-BZ	202-80-BZ
810-76-BZ	828-76-BZ	825-79-A	347-80-BZ

(Continued on next page)

CALENDAR

(Continued from page 965)

766-80-A	776-80-A	367-80-BZ	795-80-A
348-80-BZ	358-80-BZ	786-80-A	377-80-BZ
767-80-A	777-80-A	368-80-BZ	796-80-A
349-80-BZ	359-80-BZ	787-80-A	430-80-BZ
768-80-A	778-80-A	369-80-BZ	431-80-BZ
350-80-BZ	360-80-BZ	788-80-A	433-80-BZ
769-80-A	779-80-A	370-80-BZ	434-80-BZ
351-80-BZ	361-80-BZ	789-80-A	437-80-BZ
770-80-A	780-80-A	371-80-BZ	444-80-BZ
352-80-BZ	362-80-BZ	790-80-A	445-80-A
771-80-A	781-80-A	372-80-BZ	452-80-BZ
353-80-BZ	363-80-BZ	791-80-A	453-80-BZ
772-80-A	782-80-A	373-80-BZ	454-80-A
354-80-BZ	364-80-BZ	792-80-A	508-80-BZ
773-80-A	783-80-A	374-80-BZ	519-80-BZ
355-80-BZ	365-80-BZ	793-80-A	549-80-BZ
774-80-A	784-80-A	375-80-BZ	574-80-BZ
356-80-BZ	366-80-BZ	794-80-A	577-80-BZ
775-80-A	785-80-A	376-80-BZ	619-80-BZ
357-80-BZ			

Minutes of Regular Meeting, Tuesday Afternoon, July 22, 1980, Affecting Calendar Numbers—

224-72-SM	81-80-A	110-80-A	616-80-A
274-74-SA	82-80-A	111-80-A	656-80-A
524-77-SA	83-80-A	118-80-A	657-80-A
600-77-SM	84-80-A	133-80-A	658-80-A
834-77-SA	85-80-A	134-80-A	659-80-A
892-78-SM	86-80-A	135-80-A	660-80-A
689-80-SA	87-80-A	156-80-A	687-80-A
711-80-GR	88-80-A	161-80-A	702-80-A
714-80-BCR	89-80-A	173-80-A	712-80-A
745-80-BCR	90-80-A	175-80-A	715-80-A
737-80-SM	91-80-A	386-80-A	749-80-A
746-80-SM	92-80-A	387-80-A	760-80-A
750-80-BCR	93-80-A	388-80-A	762-80-A
1137-79-A	94-80-A	389-80-A	763-80-A
1138-79-A	95-80-A	466-80-A	815-79-A
12-80-A	96-80-A	467-80-A	816-79-A
13-80-A	97-80-A	468-80-A	817-79-A
39-80-A	98-80-A	469-80-A	818-79-A
58-80-A	99-80-A	470-80-A	819-79-A
61-80-A	100-80-A	471-80-A	1048-79-A
72-80-A	101-80-A	472-80-A	29-80-A
73-80-A	102-80-A	473-80-A	30-80-A
74-80-A	103-80-A	474-80-A	31-80-A
75-80-A	104-80-A	475-80-A	52-80-A
76-80-A	105-80-A	476-80-A	59-80-A
77-80-A	106-80-A	477-80-A	60-80-A
78-80-A	107-80-A	478-80-A	643-80-A
79-80-A	108-80-A	479-80-A	808-80-A
80-80-A	109-80-A	573-80-A	

Corrections Affecting Calendar Numbers—

337-75-A	112-80-A	119-80-A	705-80-BCR
997-79-A			

Filing Fees.

DOCKET

New Cases Filed up to July 22, 1980

Cal. No. Dept. Premises Affected

815-80-BZ—B.M.—163-167 Henry Street, north side, 108.11 feet east of Jefferson Street, Block 284, Lots 5, 6 and 7, Borough of Manhattan. Community Board #3M. Alt. #1426/79. re- proposed conversion creates a new non-compliance ?????, OSR and increases degree of non-compliance in distance between required windows and lot lines and size of inner courts, is Cont. to Sec. 54-31 Z.R.

816-80-A—B.M.—163-167 Henry Street, north side, 108.11 feet east of Jefferson Street, Block 284, Lots 5, 6 and 7, Borough of Manhattan. Alt. #1426/79. re- proposed conversion of building, which was not used for commercial or manufacturing purposes prior to, provide proper rear yard for rear apartments Cont. to Sections Art. VII-B, 277(7) of Multiple Dwelling Law.

817-80-BZ—B.S.I.—2493 Richmond Road, northwest corner of Odin Street, Block 947, Lot 1, New Dorp, Borough of Staten Island. Community Board #2S.I. Alt. #167/80. re- proposed voluntary open parking lot within an R2 dist. which would be jointly accessory to an existing off-site eating and drinking establishment, U.G. 12 (a non-conforming use) and an existing residential building being converted to medical offices, U.G. 4, is not a use as of right and is Cont. to Sections 22-10 Z.R., 25-40 Z.R., 22-11 Z.R., 24-35 Z.R., and 22-21 Z.R.

818-80-A—B.S.I.—160 Noel Street, south side, 115.00 feet east of Holdridge Avenue, Block 6361, Lot 61, Annadale, Borough of Staten Island. N.B. #569/80. re- proposed building not fronting on a legally mapped street; re- Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

819-80-A—B.S.I.—150 Lenzie Street, south side, 257.36 feet east of Holdridge Avenue, Block 6361, Lot 88, Annadale, Borough of Staten Island. N.B. #570/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

820-80-A—B.S.I.—160 Lenzie Street, south side, 154.28 feet east of Holdridge Avenue, Block 6361, Lot 82, Annadale, Borough of Staten Island. N.B. #571/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

821-80-A—B.S.I.—115 Ravenna Street, west side, 338.90 feet east of Holdridge Avenue, Block 6361, Lot 98, Annadale, Borough of Staten Island. N.B. #572/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

822-80-BZ—B.S.I.—122 Noel Street, southwest corner of Harold Avenue, Block 6361, Lot 42, Annadale, Borough of Staten Island. N.B. #573/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

823-80-A—B.S.I.—130 Noel Street, south side, 69.49 feet west of Harold Avenue, Block 6361, Lot 46, Annadale, Borough of Staten Island. N.B. #574/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

824-80-A—B.S.I.—142 Noel Street, south side, 265.00 feet east of Holdridge Avenue, Block 6361, Lot 51, Annadale, Borough of Staten Island. N.B. #575/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

825-80-A—B.S.I.—152 Noel Street, south side, 185.00 feet east of Holdridge Avenue, Block 6361, Lot 56, Annadale,

CALENDAR

Borough of Staten Island. N.B. #576/80. re- proposed building not fronting on a legally mapped street; Sec. 35, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

826-80-A—B.S.I.—166 Noel Street, south side, 45.00 feet east of Holdridge Avenue, Block 6361, Lot 67, Annadale, Borough of Staten Island. N.B. #577/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

827-80-BZ—B.Q.—108-24 Astoria Boulevard, southwest corner of 110th Street, Block 1703, Lot 94, East Elmhurst, Borough of Queens. Community Board #3Q. N.B. #80/80. re- proposed contractor's yard with parking of heavy equipment and trucks, front yard, side yard, not provided is contrary to Sections 22-10 Z.R., 23-45 Z.R. and 23-461 Z.R.

828-80-A—B.S.I.—396 Shirley Avenue, north side, 107.01 feet east of Barclay Avenue, Block 6370, Lot 71, Annadale, Borough of Staten Island. N.B. #672/80. re- proposed use of drywells for the disposal of storm water (Local Law #7).

829-80-A—F.D.—1620A Webster Avenue, east side, 546 feet north of Clarendon Parkway, Block 2897, Lot 24, Borough of The Bronx. re- proposed Modification of Certificate of Occupancy #42747.

830-80-BZ—B.B.—5801 17th Avenue, southwest corner of 58th Street, Block 5504, Lot 9, Borough of Brooklyn. Community Board #12BK. N.B. #37/80. re- proposed three family dwelling, a corner building in an R5 dist., two front yard, side yard, Contrary to Sections 23-45 Z.R. and 23-462 Z.R.

831-80-A—B.B.—5801 17th Avenue, southwest corner of 58th Street, Block 5504, Lot 9, Borough of Brooklyn. N.B. #37/80. re- proposed window must open on a rear yard, and side yard, Cont. to Section 26 of the Multiple Dwelling Law.

832-80-A—B.S.I.—98 Rupert Avenue, south side, 100.16 feet east of Washington Avenue, Block 1974, Lot 14, Borough of Staten Island. Alt. #65/80. re- proposed use of drywells for the disposal of storm water (Local Law #7).

833-80-A—B.S.I.—248 Androveete Avenue, northwest corner of Jansen Street, Block 6608, Lot 48, Huguenot, Borough of Staten Island. N.B. #31/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

834-80-A—B.S.I.—240 Androvette Avenue, west side, 69.00 feet north of Jansen Street, Block 6608, Lot 44, Huguenot, Borough of Staten Island. N.B. #318/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

835-80-A—B.S.I.—47 Ravenna Street, northeast corner of Luna Circle, Block 6364, Lot 99, Annadale, Borough of Staten Island. N.B. #654/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

836-80-A—B.S.I.—50 Luna Circle, southeast corner of Lenzie Street, Block 6364, Lot 62, Annadale, Borough of Staten Island. N.B. #655/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the

General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7.)

837-80-BZ—B.M.—320 West 37th Street, south side, 175 feet west of 8th Avenue, Block 760, Lot 55, Borough of Manhattan. Community Board #4M. Alt. #591/80. re- proposed change of use from lofts to Class A multiple dwelling Cont. to Section 42-10 Z.R.

838-80-A—B.M.—320 West 37th Street, south side, 175 feet west of 8th Avenue, Block 760, Lot 55, Borough of Manhattan. Alt. #591/80. re- proposed rear yard Cont. to Section 277 R7(b) of Multiple Dwelling Law.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

SEPTEMBER 9, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, September 9, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

221-60-BZ

APPLICANT—Frederick A. Katcher for Gladys Fayne, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 27, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the storage of more than five motor vehicles.

PREMISES AFFECTED—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan. Community Board #12M.

1068-64-BZ

APPLICANT—Ruth Pres, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, the maintenance of an automotive sales lot in conjunction with a proposed auto rental establishment.

PREMISES AFFECTED—22-05 Northern Boulevard, northeast corner of 202nd Street, Block 6263, Lot 29, Bayside, Borough of Queens. Community Board #11Q.

997-54-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires February 2, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs and permitting the parking of motor vehicles awaiting service.

PREMISES AFFECTED—24 Nelson Avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Staten Island. Community Board #3SI.

CALENDAR

1267-64-BZ

APPLICANT—Kenneth H. Koons for Edward P. Sinni, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as an eating and drinking establishment that encroaches on the required side yard, has business signs and accessory parking without the required screening.

PREMISES AFFECTED—1769 Gun Hill Road, north side, 227.73 feet west of Bruner Avenue and 2627 Bruner Avenue, Block 4806, Lots 30, 23 and 46, Borough of The Bronx. Community Board #12BX.

187-52-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Emmis Petroleum Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 25, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7A, 7e, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, with parking and storage of motor vehicles on unbuilt upon portion of lot with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—221-10 Hempstead Avenue and 102-23 to 102-37 221st Street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens. Community Board #13Q.

200-24-BZ—Vol. III

APPLICANT—Ludwig P. Bono for Beatrice Glick Haymes, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 29, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the change in use from public garage, previously granted by the Board, to auto repair, minor body and fender work, auto painting.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx. Community Board #7BX.

887-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 219-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th

Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lot 21, Bayside, Borough of Queens. Community Board #11Q.

423-54-BZ—Vol. II

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 31, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd Street, northwest corner of Baychester Avenue, Block 4954, Lot 68, Borough of The Bronx. Community Board #12BX.

627-70-BZ—Vol. II

APPLICANT—Dominick Salvati and Son for George Angelastro, owner; Vincent Scalamandre, lessee.

SUBJECT—Application for consideration—to reconsider for possible modification of the resolution of September 12, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-2 district in an existing one story building occupied as a restaurant addition to the uses to include cabaret.

PREMISES AFFECTED—2148 to 2150 Flatbush Avenue, west side, 140 feet south of Quenten Road, Block 7889, Lot 49, Borough of Brooklyn. Community Board #18BK.

1091-65-BZ

APPLICANT—Robert Feuer Engineering for Murray Walter, President, Harway Terrace, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, in an existing multiple dwelling, the change in occupancy of the doctors' offices to apartments.

PREMISES AFFECTED—2483 West 16th Street, southeast corner of Bay 50th Street, Block 6919, Lot 1, Borough of Brooklyn. Community Board #13BK.

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractors yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

CALENDAR

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan.

809-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—104 Belair Road, south side, 113 feet west of Cabot Place, Block 2862, Lot 30, Rosebank, Borough of Staten Island.

810-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—106 Belair Road, south side, 131 feet west of Cabot Place, Block 2862, Lot 29, Rosebank, Borough of Staten Island.

811-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—108 Belair Road, south side, 149 feet west of Cabot Place, Block 2862, Lot 28, Rosebank, Borough of Staten Island.

812-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—110 Belair Road, south side, 167 feet west of Cabot Place, Block 2862, Lot 27, Rosebank, Borough of Staten Island.

813-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—112 Belair Road, south side, 185 feet west of Cabot Place, Block 2862, Lot 26, Rosebank, Borough of Staten Island.

814-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—123 Belair Road, north side, 150 feet east of Tompkins Avenue, Block 2861, Lot 68, Rosebank, Borough of Staten Island.

815-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—121 Belair Road, north side, 178 feet east of Tompkins Avenue, Block 2861, Lot 67, Rosebank, Borough of Staten Island.

816-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—119 Belair Road, north side, 196 feet east of Tompkins Avenue, Block 2861, Lot 66, Rosebank, Borough of Staten Island.

817-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—117 Belair Road, north side, 214 feet east of Tompkins Avenue, Block 2861, Lot 65, Rosebank, Borough of Staten Island.

818-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

CALENDAR

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—115 Belair Road, north side, 232 feet east of Tompkins Avenue, Block 2861, Lot 64, Rosebank, Borough of Staten Island.

819-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—111 Belair Road, north side, 259 feet east of Tompkins Avenue, Block 2861, Lot 62, Rosebank, Borough of Staten Island.

820-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—109 Belair Road, north side, 329 feet east of Tompkins Avenue, Block 2861, Lot 59, Rosebank, Borough of Staten Island.

821-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—107 Belair Road, north side, 347 feet east of Tompkins Avenue, Block 2861, Lot 58, Rosebank, Borough of Staten Island.

822-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—105 Belair Road, north side, 365 feet east of Tompkins Avenue, Block 2861, Lot 57, Rosebank, Borough of Staten Island.

823-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—103 Belair Road, north side, 383 feet east of Tompkins Avenue, Block 2861, Lot 56, Rosebank, Borough of Staten Island.

824-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—101 Belair Road, north side, 401 feet east of Tompkins Avenue, Block 2861, Lot 55, Rosebank, Borough of Staten Island.

825-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—99 Belair Road, north side, 451 feet east of Tompkins Avenue, Block 2861, Lot 53, Rosebank, Borough of Staten Island.

826-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—97 Belair Road, north side, 516 feet east of Tompkins Avenue, Block 2861, Lot 50, Rosebank, Borough of Staten Island.

827-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—95 Belair Road, north side, 536 feet east of Tompkins Avenue, Block 2861, Lot 49, Rosebank, Borough of Staten Island.

828-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—

CALENDAR

to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—93 Belair Road, north side, 556 feet east of Tompkins Avenue, Block 2861, Lot 48, Rosebank, Borough of Staten Island.

829-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—91 Belair Road, north side, 576 feet east of Tompkins Avenue, Block 2861, Lot 47, Rosebank, Borough of Staten Island.

830-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—106 St. John's Avenue, south side, 522 feet east of Tompkins Avenue, Block 2861, Lot 32, Rosebank, Borough of Staten Island.

831-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—104 St. John's Avenue, south side, 556 feet east of Tompkins Avenue, Block 2861, Lot 34, Rosebank, Borough of Staten Island.

832-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—102 St. John's Avenue, south side, 576 feet east of Tompkins Avenue, Block 2861, Lot 36, Rosebank, Borough of Staten Island.

833-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area

ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—100 St. John's Avenue, south side, 596 feet east of Tompkins Avenue, Block 2861, Lot 37, Rosebank, Borough of Staten Island.

834-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—98 St. John's Avenue, south side, 616 feet east of Tompkins Avenue, Block 2861, Lot 38, Rosebank, Borough of Staten Island.

ZONING CASES

49-80-BZ

APPLICANT—Nicholas J. Salvadeo for Alphonse Iannacone, owner.

SUBJECT—Application January 22, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with a retail store and a home dwelling, the reconstruction and enlargements in floor area for use as retail stores with accessory parking in the open area that increases the degree of nonconformity.

PREMISES AFFECTED—2451 Victory Boulevard, northeast corner of Bryson Avenue, Block 482, Lot 8, Miers Corners, Borough of Staten Island. Community Board #1S.I.

121-80-BZ

APPLICANT—Miguel A. Franco for Michael Shih, owner.

SUBJECT—Application February 6, 1980—decision of the Borough Superintendent, under Section 72-01 of the Zoning Resolution, to permit in an R3-2 district, the erection of a two story enlargement to an existing two family dwelling that increases the degree of non-compliance in floor area ratio, open space ratio, lot area per room encroaches into the required side yard.

PREMISES AFFECTED—42-14 156th Street, west side, 105.05 feet south of Sanford Avenue, Block 5385, Lot 35, Flushing, Borough of Queens. Community Board #7Q.

140-80-BZ

APPLICANT—Leonard F. Rothkrug for Salvatore Randazzo and Benetta Randazzo, owner.

SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing one family dwelling into a two family dwelling that creates non-compliance in lot area per room and encroachment of the accessory garage into the front yard.

PREMISES AFFECTED—1057/9 83rd Street, north side, 200 feet west of 11th Avenue, Block 6012, Lot 54, Borough of Brooklyn. Community Board #10BK.

141-80-A

APPLICANT—Leonard F. Rothkrug for Salvatore Randazzo and Bennedetta Randazzo, owner.

CALENDAR

SUBJECT—Application February 15, 1980—appeal from the Administration Code, re- Occupancy of over sized frame building as a two family dwelling contrary to New York City Building Code.

PREMISES AFFECTED—1057/9 83rd Street, north side, 200 feet west of 11th Avenue, Block 6072, Lot 54, Borough of Brooklyn.

451-80-BZ

APPLICANT—Albert Melniker for Aledis Company, owner.

SUBJECT—Application March 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in a C2-1 district, the erection of a one story enlargement to an existing one story building occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—2252 Forest Avenue, south side, 217.49 feet east of South Avenue, Block 1685, Lot 55, Borough of Staten Island. Community Board #1S.I.

754-79-BZ

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, on a plot with three structures, the erection of a two story enlargement to the existing woodworking factory that increases the degree of non-conformity and encroaches on the minimum distance between buildings.

PREMISES AFFECTED—114-11 14th Road, northeast corner of 114th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens. Community Board #7Q.
Laid over from February 13, 1980, for hearing.

755-79-A

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—114-11 14th Road, north side, between 114th Street and 115th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens.

Laid over from February 13, 1980, for hearing.

1235-79-BZ

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, owner.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story enlargement to an existing public sanitation truck terminal that increases the degree of non-conformity.

PREMISES AFFECTED—5608 19th Avenue, west side, 208.20 feet north of 58th Street, Block 5494, Lot 89, Borough of Brooklyn. Community Board #12BK.

Laid over from June 10, 1980, for continued hearing.

343-80-BZ

APPLICANT—Diffendale and Kubec for Contract Vendee; Pistilli Brothers Incorporated.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of

the Zoning Resolution, to permit in an R1-2 district, the erection of a 24 story multiple dwelling that creates non-conformity and non-compliance.

PREMISES AFFECTED—500 Victory Boulevard, south side, 223.9 feet west of Louis Street, Block 588, Lot 22, West Brighton, Borough of Staten Island. Community Board #1S.I.

Laid over from July 8, 1980, for continued hearing.

345-80-BZ

APPLICANT—Leonard F. Rothkrug for Pamela Equities Corporation, owner; New York Health And Racquet Club, lessee.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Sections 73-36 and 73-68 of the Zoning Resolution, to permit in a C5-5(CR) district, the erection of nine additional stories on an existing eight story office building to be occupied as a hotel and physical culture establishment.

PREMISES AFFECTED—39 Whitehall Street, southeast corner of Pearl Street, Block 8, Lot 32, Borough of Manhattan. Community Board #1M.

Laid over from July 15, 1980, for continued hearing.

579-80-BZ

APPLICANT—McGee and Morsellino for Joseph Barone, Dominick Barone and Andrew Barone, owner, Contract Vendee, Leson Construction Corporation.

SUBJECT—Application April 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story and mezzanine building for use as a contractors establishment.

PREMISES AFFECTED—143-30 Atlantic Avenue, southeast corner of Allendale Street. Block 10008, Lot 1, Jamaica, Borough of Queens, Community Board #12Q.

Laid over from July 15, 1980, for continued hearing.

639-79-BZ

APPLICANT—Frank A. Vaccaro for Dom Iafrato, owner.

SUBJECT—Application June 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot previously before the Board, the erection of a one story structure for use as a truck storage facility.

PREMISES AFFECTED—128 Alaska Street, 143.79 feet west of Henderson Avenue, Block 197, Lot 29, West New Brighton, Borough of Staten Island. Community Board #1S.I.

Laid over from July 15, 1980, for continued hearing.

392-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-29 Little Neck Parkway, east side, 207.3 feet north of 260th Street, Block 8443, Lot 445, Little Neck, Borough of Queens. Community Board #13Q.

Laid over from July 15, 1980, for continued hearing.

CALENDAR

393-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-27 Little Neck Parkway, east side, 236.66 feet north of 260th Street, Block 8443, Lot 444, Little Neck, Borough of Queens. Community Board #13Q.

Laid over from July 15, 1980, for continued hearing.

394-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-23 Little Neck Parkway, east side, 264.98 feet north of 260th Street, Block 8443, Lot 443, Little Neck, Borough of Queens. Community Board #13Q.

Laid over from July 15, 1980, for continued hearing.

395-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-21 Little Neck Parkway, east side, 294.31 feet north of 260th Street, Block 8443, Lot 442, Little Neck, Borough of Queens. Community Board #13Q.

Laid over from July 15, 1980, for continued hearing.

396-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-17 Little Neck Parkway, east side, 323.64 feet north of 260th Street, Block 8443, Lot 441, Little Neck, Borough of Queens. Community Board #13Q.

Laid over from July 15, 1980, for continued hearing.

397-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-15 Little Neck Parkway, east side, 352.97 feet north of 260th Street, Block 8443, Lot 439, Little Neck, Borough of Queens. Community Board #13Q.

Laid over from July 15, 1980, for continued hearing.

68-80-BZ

APPLICANT—Silas Seandel for Silas and Antoinette Seandel, owner.

SUBJECT—Application January 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing three story building, the conversion of the second and third floors from manufacturing occupancy into two apartments.

PREMISES AFFECTED—551-553 West 22nd Street, north side, 125 feet east of 11th Avenue, Block 694, Lot 7, Borough of Manhattan. Community Board #4M.

Laid over from July 22, 1980, for continued hearing.

391-80-BZ

APPLICANT—Leonard F. Rothkrug for Community Hospital of Brooklyn, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Sections 72-11, 72-21 and 73-641 of the Zoning Resolution, to permit in an R6 district, the erection of a two story and a one story addition to an existing hospital with two sections that will exceed the permitted lot coverage penetrate the sky exposure plane, encroach into the required rear yard equivalent and without the required loading berth.

PREMISES AFFECTED—2525 Kings Highway, northwest corner of Avenue O, Block 6772, Lots 4 and 11, Borough of Brooklyn. Community Board #14BK.

Laid over from July 22, 1980, for continued hearing.

200-80-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Goldwep Realty Corporation, owner, Contract Vendee; Halesia Associates.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story and penthouse building, the conversion of all floors above the third floor from manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Community Board #4M.

Laid over from July 22, 1980, for continued hearing.

506-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for 40 West 17th Street Associates, owner.

CALENDAR

SUBJECT—Application April 10, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing twelve story building, the conversion of all floors above the first from factory use into a multiple dwelling.

PREMISES AFFECTED—40-42 West 17th Street, south side, 297 feet east of Avenue of the Americas. Block 818, Lot 73, Borough of Manhattan. Community Board #5M.
Laid over from July 15, 1980, hearing closed.

204-80-BZ

APPLICANT—Sheldon Lobel for N.H.E. Realty Company, owner.

SUBJECT—Application March 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing three story and basement mixed building, the conversion of the basement level from community facility use into apartments that creates non-compliance in floor area ratio open space ratio, lot area per room and the accessory parking.

PREMISES AFFECTED—43-06 63rd Street, southwest corner of 43rd Avenue, Block 1339, Lot 28, Woodside, Borough of Queens. Community Board #2Q.
Laid over from July 22, 1980, hearing closed.

180-80-BZ

APPLICANT—Philip Teller for Melvin Fischman, owner.

SUBJECT—Application February 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front yard and exceeds the permitted height.

PREMISES AFFECTED—1619 49th Street, north side, 160 feet east of 16th Avenue, Block 5448, Lot 82, Borough of Brooklyn. Community Board #12BK.

Laid over from July 22, 1980, hearing closed.

56-80-BZ

APPLICANT—Sheldon Lobel for Hal Thurman and Patrick Consalvas, owner.

SUBJECT—Application January 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 and C6-4 district, the erection of a nine story and mezzanine multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and lot area per room, encroaches into the required rear yard, penetrates the sky exposure plane.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of 3rd Avenue, Block 902, Lot 51, Borough of Manhattan. Community Board #6M.

Laid over from July 22, 1980, hearing closed.

381-80-A

APPLICANT—Sheldon Lobel for Harold Thurman and Patrick Consalvas, owner.

SUBJECT—Application March 17, 1980—provides at least one primary entrance accessible to individuals in wheel-chairs.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of Third Avenue, Block 902, Lot 51, Borough of Manhattan.

Laid over from July 22, 1980, hearing closed.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 9, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 9, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

122-80-A

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects for 423 Broome Corporation, owner

SUBJECT—Application February 6, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion of non-fireproof, seven story, wet sprinklered building contrary to multiple dwelling law.

PREMISES AFFECTED—423 Broome Street, south side, 50 feet east of Crosby Street, Block 473, Lot 35, Borough of Manhattan.

123-80-A

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Vandergrand Properties, Company, owner.

SUBJECT—Application February 7, 1980—appeal from a decision of the Borough Superintendent, re- replacement of lot line Windows.

PREMISES AFFECTED—876-880 Third Avenue, 163-167 East 53rd Street, northwest corner, Block 1308, Lot 33, Borough of Manhattan.

127-80-A

APPLICANT—Hollowick, Incorporated, owner.

SUBJECT—Application February 8, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Hollowick Lamp Fuel # (5)" five gallon 90 Mill Plastic, container not in compliance with regulations of the Administrative Code of New York City.

128-80-A

APPLICANT—Ronald Ogur for Federal Pacific Electric Company, owner.

SUBJECT—Application February 11, 1980—appeal from a decision of the Borough Superintendent, re- proposed installation of tank containing inflammable volatile oils less than two feet (2') below cellar floor and within three feet (3') of a foundation wall is contrary to Fire Prevention Code.

PREMISES AFFECTED—43-16 Crescent Street, west side, 66 feet north of 44th Road, Block 435, Lot 21, Long Island City, Borough of Queens.

694-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Mohn Place, southeast corner of Deere Park Place, Block 684, Lot 205, Todt Hill, Borough of Staten Island.

695-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—30 Mohn Place, south side, 221.76 feet west of Beebe Street, Block 684, Lot 217, Todt Hill, Borough of Staten Island.

696-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Mohn Place, south side, 104.92 feet west of Beebe Street, Block 684, Lot 222, Todt Hill, Borough of Staten Island.

697-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—71 Portsmouth Avenue, north side, 75 feet west of Beebe Street, Block 684, Lot 183, Todt Hill, Borough of Staten Island.

698-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—357 Deere Park Place, east side, 227.47 feet north of Portsmouth Avenue, Block 684, Lot 202, Todt Hill, Borough of Staten Island.

699-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—337 Deere Park Place, northeast corner of Portsmouth Avenue, Block 684, Lot 195, Todt Hill, Borough of Staten Island.

700-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Portsmouth Avenue, north side, 179.17 feet west of Beebe Street, Block 684, Lot 188, Todt Hill, Borough of Staten Island.

612-80-A

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application May 1, 1980—appeal from a decision of the Fire Commissioner, re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—522-540 East 74th Street, south side of F. D. Roosevelt Drive, Block 1485, Lot 15, Borough of Manhattan.

613-80-A

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application May 1, 1980—appeal from a decision of the Fire Commissioner, re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—644-652 West 57th Street, east side of 12th Avenue, Block 1104, Lot 1, Borough of Manhattan.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

1048-79-A

APPLICANT—Stein, Davidoff, Malito and Katz for New York City Department of Ports and Terminals, owner, Hunts Point Plaza, Incorporation, Lessee.

SUBJECT—Application September 13, 1979—appeal from a decision of the Department of Ports and Terminals re- Installation of *Oversize* gasoline storage tanks.

29-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation, owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Lestoil Heavy Duty Cleaner" in (15) fifteen ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides ¼ electrolytic tinfoil on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

30-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation, owner.

CALENDAR

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Lestoil Heavy Duty Cleaner" in (40) forty fluid ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides $\frac{1}{4}$ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

31-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation, owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Lestoil Heavy Duty Cleaner" in (28) twenty-eight fluid ounces cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides $\frac{1}{4}$ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 16, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 16, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

612-59-BZ

APPLICANT—Harry Meltzer for Medident Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 24, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign and occupying more than the permitted area.

PREMISES AFFECTED—18-15 Francis Lewis Boulevard and 157-68 to 157-72 18th Avenue, southeast corner and 18-02 to 18-08 160th Street, Block 4748, Lot 35, Whitestone, Borough of Queens. Community Board #7Q.

497-65-BZ

APPLICANT—Max Siegel Associates for New York Motel Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 20, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R8 district, in an existing multiple dwelling of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—426-440 West 57th Street, south side, 300 feet east of 10th Avenue, 423-437 West 56th Street, Block 1066, Lot 12, Borough of Manhattan. Community Board #4M.

52-55-BZ

APPLICANT—Harold R. Kalvin for Laurence Sola, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 26, 1980

—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in the local retail portion of plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gun Hill Road, northwest corner of Bouck Avenue, Block 4733, Lot 72, Borough of The Bronx. Community Board #12BX.

122-75-BZ

APPLICANT—Stanley C. Grant for Mr. Edward Atlas, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the maintenance of a parking lot for ten passenger cars.

PREMISES AFFECTED—2189-2195 Morris Avenue, west side, 123.01 feet south of 182nd Street, Block 3181, Lots 37 (formerly Lots 34 and 37), Borough of The Bronx. Community Board #5BX.

164-37-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Flyman Holding Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the maintenance of a gasoline service station, accessory sales, car washing, lubritorium and office and parking and storage of more than five motor vehicles on balance of plot.

PREMISES AFFECTED—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, Lot Part of Lot 42, Borough of Brooklyn. Community Board #17BK.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

517-68-BZ—Vol. II

APPLICANT—Kenneth H. Koons for James Costanzo, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of term of variance which expired May 27, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the change in occupancy of an existing one story building previously before the Board from store and parking into an open automobile sales lot with accessory office.

CALENDAR

PREMISES AFFECTED—1667 East Gun Hill Road and 2725 Gunther Avenue, northwest corner, Block 4802, Lot 21, Borough of The Bronx. Community Board #12BX.

336-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-27 Lee Lane, northwest corner Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

337-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

338-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-24 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

339-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-14 to 3-24 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

341-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—4-14 to 4-20 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

342-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Keel Court, northwest corner of Law Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

343-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

344-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Keel Court, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

346-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-14 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

347-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

CALENDAR

PREMISES AFFECTED—122-02 to 122-30 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

348-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-18 to 122-22 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

349-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-15 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

350-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-21 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

351-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-12 to 123-28 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

352-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—2-02 to 2-24 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 20, College Point, Borough of Queens.

353-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-15 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

355-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-06 to 120-28 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

356-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-16 to 120-28 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

357-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

358-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

CALENDAR

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

359-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-09 to 120-29 Clove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

360-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-21 to 120-37 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

361-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

362-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

363-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-17 to 122-31 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

364-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-01 to 123-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

365-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-17 to 123-27 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

366-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-31 to 123-41 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

7-57-BZ

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner, 1302-1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn. Community Board #18BK.

ZONING CASES

50-80-BZ

APPLICANT—Samuel J. Kisseloff for Young Hee Lowe, owner.

SUBJECT—Application January 22, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zon-

CALENDAR

ing Resolution, to permit in an R8 district, the erection of a penthouse enlargement and the change in use of an existing five story building from doctor's offices and multiple dwelling into professional offices.

PREMISES AFFECTED—49 E. 78th Street, north side, 125 feet east of Madison Avenue, Block 1393, Lot 26, Borough of Manhattan. Community Board #8M.

137-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.
SUBJECT—Application February 16, 1980—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit in an R3-1 district, the subdivision of a zoning lot with an existing dwelling that creates noncompliance in lot area and encroachment into the required side yard.

PREMISES AFFECTED—81 Piedmont Avenue, northeast corner of Vista Place, Block 3042, Lot 9, Grasmere, Borough of Staten Island. Community Board #1S.I.

138-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.
SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit in an R3-1 district, on a plot with less than the required lot area the erection of a two family dwelling that will exceed the permitted floor area ratio and have less than the required open space ratio and lot area per room.

PREMISES AFFECTED—85 Piedmont Avenue, east side, 40.32 feet south of Vista Place, Block 3042, Lot 7, Grasmere, Borough of Staten Island. Community Board #1S.I.

491-80-BZ

APPLICANT—Alfonso Duarte for 12 Lofts Realty, Incorporated, owner.

SUBJECT—Application April 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from lofts, offices and showroom into a multiple dwelling.

PREMISES AFFECTED—38 West 26th Street, south side, 175 feet east of Avenue of Americas, Block 827, Lot 68, Borough of Manhattan. Community Board #5M.

580-80-BZ

APPLICANT—Sheldon Lobel for R.S.P. Realty Associates, owner.

SUBJECT—Application April 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of penthouse enlargement to an existing six story mixed building that increases the degree of non-conformity and non-compliance in floor area ratio, open space ratio, lot area per room, sky exposure plane encroachment, and creates non-compliance within the rear yard and on the minimum distance between window and lines.

PREMISES AFFECTED—234-246 East 50th Street, southwest corner of 2nd Avenue, Block 1323, Lots 24, 30 and 32, Borough of Manhattan. Community Board #6M.

641-80-A

APPLICANT—Sheldon Lobel for R.S.P. Realty Associates, owner.

SUBJECT—Application May 16, 1980—appeal from a decision of the Borough Superintendent, re- proposed seven story non-fire proof building to be used as residence.

PREMISES AFFECTED—234-246 East 50th Street, south side, 100 feet west of 2nd Avenue, Block 1323, Lots 24, 30 and 32, Borough of Manhattan.

1191-79-BZ

APPLICANT—Samuel Kisseloff for Prince Tower Tenants Corporation, owner.

SUBJECT—Application November 20, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-21 of the Zoning Resolution, to permit in an M1-5B district in an existing nine story building that exceeds the permitted lot coverage, the erection of roof enlargements and the conversion of all floors above the first floor retail store into joint living/working quarters for artists.

PREMISES AFFECTED—565 Broadway, northwest corner of Prince Street, Block 498, Lot 5, Borough of Manhattan. Community Board #2M.

Laid over from June 24, 1980, for hearing.

999-79-BZ

APPLICANT—Samuel J. Kisseloff for 684 Owners Corporation, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing twelve story building that exceeds the permitted lot coverage, the change in use of all floors above the first floor from lofts into joint living/working quarters for artists.

PREMISES AFFECTED—684 Broadway, northeast corner of Great Jones Street, Block 531, Lot 1, Borough of Manhattan. Community Board #2M.

Laid over from July 8, 1980 for hearing.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

Laid over from July 22, 1980, for continued hearing.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

Laid over from July 22, 1980, for continued hearing.

152-80-BZ

APPLICANT—George Perotto, for Florida Properties, owner, Chris Low Food Service Incorporated, lessee.

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 73-243 of the Zon-

CALENDAR

ing Resolution, to permit in a C1-2 and R3-2 district, in conjunction with the reconstruction of an existing diner, the addition to the uses to include drive-in facilities.

PREMISES AFFECTED—220-02 Jamaica Avenue, south side, 256.23 feet east of Springfield Avenue, Block 10789, Lot 264, Queens Village, Borough of Queens. Community Board #13Q.

Laid over from July 1, 1980, for decision; hearing closed.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 16, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 16, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

751-80-SM

APPLICANT—Gold Bond Building Products, A National Gypsum Division—non-rated and one hour fire rated demountable partition assembly.

755-80-SM

APPLICANT—Dayton Barsplice, Incorporated—couplers for splicing rebars.

801-80-SA

APPLICANT—Securiton Magnolock Corporation—electromagnetic door locks.

802-80-SA

APPLICANT—American Standard, Incorporated—whirlpool bathtubs.

129-80-A

APPLICANT—Alphonse J. Calvanico, for Abraham Gartenbaum, owner.

SUBJECT—Application February 13, 1980 filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Tyndale Street, south side, 100.02 feet west of Barclay Avenue, Block 6403, Lot 45, Annadale, Borough of Staten Island.

132-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Woodrow Road, west side, 2171.99 feet north of Sherril Avenue, Block 5720, Lot 42, Woodrow, Borough of Staten Island.

157-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re-packaging of com-

bustible mixture known as Mercedes-Benz Anti-freeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

158-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Autobahn Antifreeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

167-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Lincoln Street, north side, 60.21 feet east of LaGuardia Avenue, Block 696, Lot 332, Todt Hill, Borough of Staten Island.

168-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—94 Lincoln Street, south side, 120 feet east of LaGuardia Avenue, Block 696, Lot 271, Todt Hill, Borough of Staten Island.

169-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Croak Avenue, north side, 60 feet east of LaGuardia Avenue, Block 696, Lot 258, Todt Hill, Borough of Staten Island.

643-80-A

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application May 19, 1980—appeal from a decision of the Borough Superintendent, re-proposed conversion to Self Service Gas Station is contrary to Section C19-73-0-B-2 of the Administrative Code.

PREMISES AFFECTED—2317/27 Ralph Avenue, southeast corner of Avenue M, Block 8364, Lot 34, Borough of Brooklyn.

707-79-A

APPLICANT—Robert J. De Boissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

CALENDAR

808-80-A

APPLICANT—Irwin Fruchtmann, P.E., Commissioner of Buildings.

OWNER OF PREMISES—Agustino Onoriti. Lessee: La Scala Bakery.

SUBJECT—Application July 10, 1980 for Revocation of Certificate of Occupancy #22378.

PREMISES AFFECTED—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx.

59-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Waycoat Cop Rinse 1" (1) one gallon glass jug with Phenolic screw cap with poly-seal liner and Celon band. Container not in compliance with regulations of the Administrative Code of New York City.

60-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Waycoat LSI Thinner" (1) one gallon glass jug with Phenolic screw cap with poly-seal liner and Celon band. Container not in compliance with regulations of the Administrative Code of New York City.

52-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—Martin Bloom, et al.

SUBJECT—Application January 22, 1980—for Modification of Certificate of Occupancy #48279—sprinkler system.

PREMISES AFFECTED—162-20/24 Jamaica Avenue, south side, 20 feet west of New York Boulevard, Block 10102, Lot 10, Jamaica, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 23, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 23, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

138-73-BZ

APPLICANT—Reverend Walter A. Jones for Majority Baptist Church, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired October 20, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C3-2 district, the erection of a two story enlargement to adjoining structures to be occupied as a church that will exceed the permitted floor area ratio.

PREMISES AFFECTED—115-121 Farmers Boulevard, northeast corner of 115th Road, Block 11032, Lots 1 and 2, St. Albans, Borough of Queens.

82-65-BZ

APPLICANT—Max Siegel Associates for River Park Corp. #2 and Park Holding Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a R8 and R10 district in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—500 East 77th Street, south side, Block Front York Avenue east side through to East 76th Street, north side, Block 1488, Lots 1, 13 and 45, Borough of Manhattan. Community Board #8M.

1037-66-A

APPLICANT—Leonard F. Rothkrug for Church of St. John Vianney Cure of Ars, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 8, 1980—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy—Class 5 public building (church); previously granted on condition.

PREMISES AFFECTED—725 Castlehill Avenue, southwest corner of Homer Avenue, Block 3610, Lots 1, 16, 49 and 58, Borough of The Bronx.

271-71-BZ

APPLICANT—Lama and Vassalotti for East 56th Plaza, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 6, 1981—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C1-9 and R10 district, at an existing 39 story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—1006 to 1020 First Avenue, 401 to 435 East 55th Street, northeast corner and 400 to 416 East 56th Street, Block 1367, Lot 1, Borough of Manhattan. Community Board #6M.

713-59-A

APPLICANT—Robert Gordon for Parsons Realty Company of Queens Company Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 8, 1980—appeal from a decision of the Borough Superintendent re- frame building, business use; previously granted on condition.

PREMISES AFFECTED—139-78 35th Avenue, south side, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.

822-77-BZ

APPLICANT—Walter T. Gorman for Fabrizio Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-4 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

CALENDAR

PREMISES AFFECTED—4566 Broadway a/k/a 2 Nagle Avenue, northeast corner, Block 2172, Lot 1, Borough of Manhattan. Community Board #12M.

125-55-BZ

APPLICANT—Lama and Vassalotti for Theodore Tannor, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 19, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 7A of the Zoning Resolution, permitting in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with show windows nearer the residence use district that is permitted and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath Avenue and 146-158 Bay 25th Street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn. Community Board #13BK.

42-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1559 48th Street, north side, 210 feet west of 16th Avenue, Block 5442, Lot 55, Borough of Brooklyn.

43-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1563 48th Street, north side, 185 feet west of 16th Avenue, Block 5442, Lot 54, Borough of Brooklyn.

44-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1415 53rd Street, north side, 120 feet east of 14th Avenue, Block 5664, Lot 70, Borough of Brooklyn.

45-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1417 53rd Street, north side, 140 feet east of 14th Avenue, Block 5664, Lot 68, Borough of Brooklyn.

46-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1217 48th Street, north side, 137.5 feet east of 12th Avenue, Block 5628, Lot 2, Borough of Brooklyn.

47-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1215 48th Street, north side, 115 feet east of 12th Avenue, Block 5628, Lot 68, Borough of Brooklyn.

ZONING CASES

165-80-BZ

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches into the required front, side and rear yards.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn. Community Board #12BK.

166-80-A

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn.

CALENDAR

177-80-BZ

APPLICANT—McGee and Morsellino for Joseph R. Stepnowski and Joseph Giangola, owner.

SUBJECT—Application February 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the conversion of an existing one story building from a florist establishment into an automobile repair shop.

PREMISES AFFECTED—189-08 Northern Boulevard, south side, 46.35 feet east of 189th Street, Block 5512, Lot 10, Bayside, Borough of Queens. Community Board #11Q.

432-80-BZ

APPLICANT—Leonard F. Rothkrug for Charles and Elizabeth Cardile, Charlie's Supermarket, owner.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an existing two story mixed building, the erection of an enlargement to the first floor retail store that increases the degree of non-conformity.

PREMISES AFFECTED—215-11/17 39th Avenue, north side, 20 feet west of 215th Place, Block 6244, Lots 25, 26 and 125, Bayside, Borough of Queens. Community Board #11Q.

443-80-BZ

APPLICANT—Sheldon Lobel for Stanley Manor, Incorporated, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one story and basement one family dwelling.

PREMISES AFFECTED—49-07 Browvale Lane, east side, 105 feet south of Gaskell Road, Block 8248, Lot 19, Little Neck, Borough of Queens. Community Board #11Q.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 23, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 23, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

170-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Fuel Tank" (12) twelve ounce can with Continental ALDO can closed top, container not in compliance with regulations of the Administrative Code of New York City.

171-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Tune Up" composite (12) twelve ounce can with Owens-Illinois ALDO End Closed Top. Container not in compliance with regulations of the Administrative Code of New York City.

172-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Fire Power Gas Treatment" (12) twelve ounce can with Owens-Illinois ALDO End Closed Top. Container not in compliance with regulations of the Administrative Code of New York City.

176-80-A

APPLICANT—Walter T. Gorman, for Fabrizio Realty Corporation, owner.

SUBJECT—Application February 28, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion of Self Service Gas Station is contrary to Section 19-73-0.B2 of the Administrative Code.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle Avenue, Block 2172, Lot 1, Borough of Manhattan.

282-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Dowgard-Summer Coolant/Winter Antifreeze" (1) one gallon plastic bottle with childproof plastic cap. Container not in compliance with regulations of the Administrative Code of New York City.

283-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Firestone Frigitone Antifreeze and Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

284-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Atlas Perma-Guard (R) Antifreeze/Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

285-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Award Antifreeze Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

286-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

CALENDAR

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Mobil (R) Antifreeze and Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

287-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Shop Rite All Season Anti-Freeze" (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

288-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "J. C. Penny Anti-Freeze and Summer Coolant" (1) one gallon plastic bottle with childproof plastic cap container not in Compliance with regulations of the Administrative Code of New York City.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 30, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 30, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

1073-79-BZ

APPLICANT—Alfonso Duarte for Chelsea Lofts Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, the maintenance of penthouse enlargements and the conversion of two factory and commercial buildings into a multiple dwelling.

PREMISES AFFECTED—139-149 West 19th Street, north side, 242 feet east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan. Community Board #4M.

1136-78-BZ

APPLICANT—Richard R. Metzner for Arnold Trading Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-3 district, the enlargement in area of the third and fourth floors of an existing four story non-conforming food processing establishment.

PREMISES AFFECTED—284-290 South 5th Street, south side, 60 feet west of Marcy Avenue, Block 2460, Lot 18, Borough of Brooklyn.

65-78-BZ

APPLICANT—Donald Rowe for Salvatore Nicolosi, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district in an existing one story and basement building previously before the Board, the change in use from Machine Shop into restaurant and cabaret establishment.

PREMISES AFFECTED—8 Crabtree Avenue, southwest corner of Bloomingdale Road, Block 7092, Lot 61, Rossville, Borough of Staten Island.

580-76-BZ

APPLICANT—McGee and Morsellino for Joseph P. Barone, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story retail store and office building with accessory parking in the open area.

PREMISES AFFECTED—188-16 Northern Boulevard, southwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

82-40-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for Betty Morganroth and Margaret Gullette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a retail and residence use district, the parking and storage of motor vehicles of the pleasure car type.

PREMISES AFFECTED—58-62 East 18th Street, west side, 117 feet 6 inches north of Church Avenue, Block 5078, Lot 30, Borough of Brooklyn. Community Board #14BK.

210-77-A

APPLICANT—S.A.Y. Industries, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as Diamond Windshield Wash anti-freeze in 1 gallon plastic containers not in compliance with the New York City Administrative Code.

361-37-BZ—Vol. IV

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 18, 1981 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing lubritorium, office, sale of auto accessories, minor repairs with hand tools; and the continuance of the present parking lot which is a conforming use; previously denied and restored to the Docket for new hearing by order of the Court, December 13, 1960.

CALENDAR

PREMISES AFFECTED—91-11 Roosevelt Avenue, north side, between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens. Community Board #3Q.

212-51-BZ—Vol. II

APPLICANT—Walter T. Gorman for Getty Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 11, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office, and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern Boulevard, south side, 80.81 feet east of 204th Street, Block 7301, Lot 11, Bayside, Borough of Queens. Community Board #11Q.

ZONING CASES

446-80-BZ

APPLICANT—Leonard F. Rothkrug for Paolo and Maria Benneici, owner.

SUBJECT—Application March 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the enlargement in area of an existing non-transient parking facility previously before the Board.

PREMISES AFFECTED—219/29 Union Street, north side, 114.5 feet east of Henry Street, Block 338, Lots 44, 46, 47 and 49, Borough of Brooklyn. Community Board #6BK.

447-80-BZ

APPLICANT—Nicholas J. Salvadeo for Gregory DeJohn, owner.

SUBJECT—Application March 26, 1980—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing mixed building, the conversion of the first floor retail stores into a funeral establishment.

PREMISES AFFECTED—4821-4823 8th Avenue, northeast corner of 49th Street, Block 778, Lot 1, Borough of Brooklyn. Community Board #7BK.

644-80-BZ

APPLICANT—Albert Melniker for William Bifulco, owner.

SUBJECT—Application May 16, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in an R3-2 district, the enlargement in area of an accessory dwelling garage and the change in occupancy to machinery sales and retail.

PREMISES AFFECTED—1735 Richmond Avenue, east side, 321.04 feet south of Victory Boulevard, Block 2072, Lot 28, Borough of Staten Island. Community Board #2S.I.

645-80-BZ

APPLICANT—Harry Soled for Usher Friedman, owner.

SUBJECT—Application May 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing three story and basement building, the erection of a two story enlargement that creates non-compliance in floor area ratio, open space ratio, rear yard and inner court encroachment and with a porch within the required open space.

PREMISES AFFECTED—67 Penn Street, north side, 223.1 feet east of Wythe Avenue, Block 2210, Lot 54, Borough of Brooklyn. Community Board #1BK.

646-80-A

APPLICANT—Harry Soled for Usher Friedman, owner.

SUBJECT—Application May 20, 1980—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—67 Penn Street, north side, 223.1 feet east of Wythe Avenue, Block 2210, Lot 54, Borough of Brooklyn.

ALAN D. GERSHUNY, *Executive Director*

SEPTEMBER 30, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, September 30, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

803-80-SA

APPLICANT—Labmark, Incorporated—for Marvel Division, Dayton-Walther Corporation—explosion-proof refrigerator.

814-80-SM

APPLICANT—W. R. Grace and Company, Zonolite Construction Products Division—fireproofing for exterior, fire rated column assemblies.

455-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—79 Madsen Avenue, east side, 769.50 feet north of Richmond Valley Road, Block 7572, Lot 101, Charleston, Borough of Staten Island.

456-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—83 Madsen Avenue, east side, 809.50 feet north of Richmond Valley Road, Block 7572, Lot 103, Charleston, Borough of Staten Island.

457-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—87 Madsen Avenue, east side, 849.50 feet north of Richmond Valley Road, Block 7572, Lot 105, Charleston, Borough of Staten Island.

CALENDAR

716-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—127 Madsen Avenue, east side, 1274.18 feet north of Richmond Valley Road, Block 7572, Lot 126, Charleston, Borough of Staten Island.

717-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.
SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—131 Madsen Avenue, east side, 1314.18 feet north of Richmond Valley Road, Block 7572, Lot 128, Charleston, Borough of Staten Island.

480-80-A

APPLICANT—Alphonse J. Calvanico for ITRD Associates, owner.
SUBJECT—Application April 2, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—305 Woodvale Avenue, north side, 919.13 feet west of Hylan Boulevard, Block 6744, Lot 48, Princes Bay, Borough of Staten Island.

481-80-A

APPLICANT—Alphonse J. Calvanico for Ernest Scaglione, owner.
SUBJECT—Application April 2, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—61 Pearson Street, north side, 150.15 feet east of Watson Avenue, Block 2633, Lot 11, Travis, Borough of Staten Island.

482-80-A

APPLICANT—A. J. Calvanico for Peter Ciaravino, owner.
SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—547 Rensselaer Avenue, north side, 220 feet east of Nippon Avenue, Block 6315, Lot 62, Huguenot, Borough of Staten Island.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 7, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, October 7, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

204-24-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Michael DeLaurenzo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires December 9, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, use of a building for a junk shop and a loading platform on adjoining lot to be used in conjunction with junk shop.

PREMISES AFFECTED—475-479 Hemlock Street, east side, 129.7½ feet south of Liberty Avenue, Block 4200, Lots 8 and 9, Borough of Brooklyn. Community Board #5BK.

255-65-BZ

APPLICANT—McGee and Morsellino for Ryan's Cadillac, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 22, 1980—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in an R5 district, the erection of a one story enlargement to an existing automotive service station and motor vehicle repair shop previously granted by the Board.

PREMISES AFFECTED—133-16 101st Avenue, southwest corner of 134th Street, Block 9501, Lot 7, Richmond Hill, Borough of Queens. Community Board #9Q.

308-79-BZ

APPLICANT—Henry George Greene for UDC-St. George, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R7-1 (LH-1) district, in conjunction with the conversion of an existing hotel into a multiple dwelling, the use of the ballroom and pool space as a physical culture establishment without the required accessory parking.

PREMISES AFFECTED—101-121 Hicks Street, southeast corner of Pineapple Street, Block 231, Lot 1, Borough of Brooklyn.

333-79-A

APPLICANT—Henry George Greene for 82178 Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 10, 1980—appeal from a decision of the Borough Superintendent re- side, rear yards and proposed solarium enclosure; previously granted on condition.

PREMISES AFFECTED—38-40 East 61st Street, south side, 177 feet 4 inches of Madison Avenue, Block 1375, Lots 43 and 45, Borough of Manhattan.

ZONING CASES

344-80-BZ

APPLICANT—Harry Soled for Solomon Steinmetz, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a one story and basement enlargement to an existing multiple dwelling that creates non-compliance in floor area ratio, open space ratio and side yard encroachment.

CALENDAR

PREMISES AFFECTED—256 Hewes Street, south side, 236.10 feet east of Marcy Avenue, Block 2213, Lot 13, Borough of Brooklyn. Community Board #1BK.

449-80-BZ

APPLICANT—Sheldon Lobel for James Levin, owner.

SUBJECT—Application March 27, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-5 district, the enlargement in area and the combining of three existing mixed building into a single multiple dwelling that creates non-compliance in floor area ratio, open space ratio and lot area per room.

PREMISES AFFECTED—342-346 West 23rd Street, south side, 275.9 feet east of 9th Avenue, Block 746, Lots 65 and 67, Borough of Manhattan. Community Board #4M.

486-80-BZ

APPLICANT—Leonard F. Rothkrug for Robert Ho Wong and Ping Shen Wong, owner, and Armando Gabrielli, Lessee.

SUBJECT—Application April 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, the change in use of an existing supermarket into a truck parts distribution, sales, repair and service establishment with accessory parking or the open area.

PREMISES AFFECTED—144-01 Liberty Avenue, north side, 99.33 feet east of Remington Street, Block 10020, Lot 137, Richmond Hill, Borough of Queens. Community Board #12Q.

608-80-BZ

APPLICANT—Anthony Salvati for Richard Taylor, owner.

SUBJECT—Application April 30, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R7-1 district, in an existing two story dwelling the use of the cellar as a home occupation medical/dental laboratory.

PREMISES AFFECTED—75 Clarkson Avenue, north side, 227.10 feet west of Bedford Avenue, Block 5055, Lot 74, Borough of Brooklyn. Community Board #9BK.

688-80-A

APPLICANT—Dominick Salvati and Son for Richard Taylor, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed class 4 wood frame Building Laboratory.

PREMISES AFFECTED—75 Clarkson Avenue, north side, 227 feet west of Bedford Avenue, Block 5055, Lot 74, Borough of Brooklyn.

685-80-BZ

APPLICANT—Stein, Davidoff, Malite and Katz for Astoria Associates, owner. High Roller Disco Rink, Incorporated, Lessee.

SUBJECT—Application June 2, 1980—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in a C1-2 district, in an existing two story commercial building, the change in occupancy of the second floor from a bowling establishment into a roller skating rink.

PREMISES AFFECTED—22-15 31st Street, 22-31 31st Street, east side, 100 feet south of Ditmars Boulevard,

Block 833, Lot 24, Borough of Queens. Community Board #1Q.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 7, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, October 7, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N.Y. 10013, on the following matters:

439-80-A

APPLICANT—Lamplight Farms, Incorporated, owner.

SUBJECT—Application March 24, 1980—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Heritage Lamp Oil" (28) twenty-eight ounce PVC bottle child resistant cap container not in compliance with regulations of the Administrative Code of New York City.

489-80-A

APPLICANT—Edward Lauria for Kevin Doherty, owner.

SUBJECT—Application April 7, 1980—appeal from a decision of the Borough Superintendent, re- conversion of frame building from stores and apartments to stores and offices.

PREMISES AFFECTED—148 New Dorp Lane, southwest corner of 8th Street, Block 4209, Lot 40, New Dorp, Borough of Staten Island.

492-80-A

APPLICANT—Natale R. Anzelmo for Manhattan College Brothers of the Christian Schools Religious Order—R.C. Church, owners.

SUBJECT—Application April 4, 1980—appeal from a decision of the Borough Superintendent re- proposed omission of column fireproofing within a Class ID structure.

PREMISES AFFECTED—Manhattan College Parkway, (k/a Draddy Gymnasium) south side of West 244th Street (not a thru Street). Within the total Campus of Manhattan College, Block 5803, Lot P.O. 801, Borough of The Bronx.

500-80-A

APPLICANT—A. J. Calvanico for Ralph Sica, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—98 North Railroad Avenue, south side, 386.25 feet east of Albee Avenue, Block 6254, Lot 20, Annadale, Borough of Staten Island.

164-76-A

APPLICANT—Hurley and Farinella for 271 Church Street Associates, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—271 Church Street, northeast corner of Franklin Street, Block 175, Lot 10, Borough of Manhattan.

165-76-A

APPLICANT—Hurley and Farinella for N. Y. Equities, owner.

CALENDAR

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—770 Broadway, Block 554, Lot 1, Borough of Manhattan.

166-76-A

APPLICANT—Hurley and Farinella for 160 Realty Company, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—160 Fifth Avenue, southwest corner of West 21st Street, Block 882, Lot 39, Borough of Manhattan.

170-76-A

APPLICANT—Hurley and Farinella for 200 Madison Avenue Company, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—200 Madison Avenue, northwest corner of East 35th Street, Block 865, Lot 14, Borough of Manhattan.

172-76-A

APPLICANT—Hurley and Farinella for Investment Properties Assoc., owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—1440 Broadway, northeast corner of West 40th Street, Block 993, Lot 1, Borough of Manhattan.

174-76-A

APPLICANT—Hurley and Farinella for Fortient Madison Realty Company, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—285 Madison Avenue, northeast corner of East 40th Street, Block 1275, Lots 20, 26 and 52, Borough of Manhattan.

175-76-A

APPLICANT—Hurley and Farinella for 60 East 42nd Street Associates, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—60 East 42nd Street, south side, 105 feet west of Park Avenue, Block 1276, Lot 42, Borough of Manhattan.

176-76-A

APPLICANT—Hurley and Farinella for 51 East 42nd Street, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—51 East 42nd Street, 2-16 Vanderbilt Avenue, Block 1277, Lot 27, Borough of Manhattan.

177-76-A

APPLICANT—Hurley and Farinella for 235 East 42nd Street Associates, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—235 East 42nd Street, northwest corner of 2nd Avenue, Block 1316, Lots 17, 18, 21, 23, 31, 34 and 35, Borough of Manhattan.

178-76-A

APPLICANT—Hurley and Farinella for Musart Associates, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—119 West 57th Street, north side, 246 feet west of Avenue of the Americas, Block 1010, Lot 21, Borough of Manhattan.

179-76-A

APPLICANT—Hurley and Farinella for Helmsley d/b/a Graybar Bldg. Co., owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—420 Lexington Avenue, northwest corner of East 43rd Street, Block 1280, Lot 60, Borough of Manhattan.

180-76-A

APPLICANT—Hurley and Farinella for 19 West 44th St. Associates, owner.

SUBJECT—Application March 2, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—18-22 West 45th Street, south side, 267 feet west of Fifth Avenue, Block 1260, Lot 24, Borough of Manhattan.

206-76-A

APPLICANT—Hurley and Farinella for 99 John Corporation.

SUBJECT—Application March 5, 1975—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—99 John Street, northeast corner of Gold Street, Block 76, Lots 10 and 11, Borough of Manhattan.

207-76-A

APPLICANT—Hurley and Farinella for Harry Helmsley, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—123 William Street, west side, 122 feet 11¼ inches north of John Street, Block 78, Lot 4, Borough of Manhattan.

CALENDAR

208-76-A

APPLICANT—Hurley and Farinella for 45-49 John Street Association, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—45-49 John Street, northwest corner of Dutch Street, Block 78, Lot 28, Borough of Manhattan.

209-76-A

APPLICANT—Hurley and Farinella for Fifth Avenue Association, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—200 Fifth Avenue, northwest corner and West 23rd Street, Block 826, Lots 33 and 37, Borough of Manhattan.

211-76-A

APPLICANT—Hurley and Farinella for Investment Properties Association, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—1328 Broadway, northeast corner of Avenue of the Americas and West 34th Street, Block 836, Lot 1, Borough of Manhattan.

212-76-A

APPLICANT—Hurley and Farinella for Woodstock, New York, owner.

SUBJECT—Application March 5, 1975—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—1 West 34th Street, north side, 100 feet west of Fifth Avenue, Block 836, Lot 33, Borough of Manhattan.

215-76-A

APPLICANT—Hurley and Farinella for 152 West Company, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—152 West 42nd Street, southeast corner of Broadway, Block 994, Lot 54, Borough of Manhattan.

216-76-A

APPLICANT—Hurley and Farinella for 250 West 57th Street Association, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—250 West 57th Street, northeast corner of Eighth Avenue, Block 1028, Lots 56, 61 and 63, Borough of Manhattan.

217-76-A

APPLICANT—Hurley and Farinella for Schribner Tenants in common, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—597 Fifth Avenue, east side, 20 feet north of East 48th Street, Block 1284, Lot 1, Borough of Manhattan.

218-76-A

APPLICANT—Hurley and Farinella for Federation of Jewish Philanthropist, owner.

SUBJECT—Application March 5, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—130 East 59th Street, south side, 75 feet west of Lexington Avenue, Block 1313, Lot 56, Borough of Manhattan.

269-76-A

APPLICANT—Hurley and Farinella for 50 Broadway Limited, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—50 Broadway, east side, 124 feet, 10 inches south of Exchange Place, Block 22, Lot 24, Borough of Manhattan.

270-76-A

APPLICANT—Hurley and Farinella for Broad and Beaver Realty Company, owner.

SUBJECT—Application March 11, 1975—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—67 Broad Street, southeast corner of Beaver Street, Block 29, Lot 70, Borough of Manhattan.

271-76-A

APPLICANT—Hurley and Farinella for Hanover Square Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent re- time to comply with Local Law #5.

PREMISES AFFECTED—10 Hanover Square, east side, between Pearl Street and Water Street, Block 31, Lot 1, Borough of Manhattan.

272-76-A

APPLICANT—Hurley and Farinella for European American Banking Corporation, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—79 Wall Street, west side, between Water Street and Pearl Street, Block 31, Lot 20, Borough of Manhattan.

273-76-A

APPLICANT—Hurley and Farinella for 120 Wall Street Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

CALENDAR

PREMISES AFFECTED—120 Wall Street, east side, southeast corner of South Street, Block 37, Lot 1, Borough of Manhattan.

274-76-A

APPLICANT—Hurley and Farinella for 140 Broadway Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—140 Broadway, east side, entire block bounded by Liberty Street, Nassau Street and Cedar Street, Block 48, Lot 1, Borough of Manhattan.

275-76-A

APPLICANT—Hurley and Farinella for 45 John Street Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—55 John Street, east side, northeast corner of Dutch Street, Block 78, Lot 13, Borough of Manhattan.

276-76-A

APPLICANT—Hurley and Farinella for Pennsylvania Building Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—225 West 34th Street, north side, 291'8" west of Seventh Avenue, Block 784, Lot 19, Borough of Manhattan.

277-76-A

APPLICANT—Hurley and Farinella for 112 West 34th Street Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—112 West 34th Street, west side, 125 feet 11 inches north of Broadway, Block 809, Lot 53, Borough of Manhattan.

278-76-A

APPLICANT—Hurley and Farinella for 1350 Broadway Association, Incorporated, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—1350 Broadway, east side, entire block, bounded by West 36th Street, Avenue of the Americas and West 35th Street, Block 811, Lot 31, Borough of Manhattan.

279-76-A

APPLICANT—Hurley and Farinella for Basic Estates, Incorporated, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—84 Fifth Avenue, northwest corner of west 14th Street, Block 816, Lot 37, Borough of Manhattan.

280-76-A

APPLICANT—Hurley and Farinella for Prudential Insurance Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—2 West 34th Street, southwest corner of Fifth Avenue, Block 835, Lot 41, Borough of Manhattan.

281-76-A

APPLICANT—Hurley and Farinella for 2938 West Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—29 West 38th Street, north side, 446 feet west of Fifth Avenue, Block 840, Lot 23, Borough of Manhattan.

282-76-A

APPLICANT—Hurley and Farinella for Merrill Realty Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—19 Union Square, northwest corner of East 15th Street, Block 843, Lot 20, Borough of Manhattan.

283-76-A

APPLICANT—Hurley and Farinella for Everett Realty Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—200 Park Avenue South, northwest corner of East 17th Street, Block 846, Lot 33, Borough of Manhattan.

284-76-A

APPLICANT—Hurley and Farinella for Flatiron Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—175 Fifth Avenue, northeast corner of East 22nd Street, Block 851, Lot 1, Borough of Manhattan.

285-76-A

APPLICANT—Hurley and Farinella for 4423 Realty Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—44 East 23rd Street, northwest corner of Park Avenue South, Block 851, Lot 41, Borough of Manhattan.

286-76-A

APPLICANT—Hurley and Farinella for Investment Properties Association, owner.

CALENDAR

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—261 Fifth Avenue, southeast corner of East 29th Street, Block 858, Lot 78, Borough of Manhattan.

287-76-A

APPLICANT—Hurley and Farinella for H. S. Helmsley, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—215 Park Avenue South, southeast corner of East 18th Street, Block 873, Lot 67, Borough of Manhattan.

288-76-A

APPLICANT—Hurley and Farinella for Klein Estates, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—235 Park Avenue South, northeast corner of East 19th Street, Block 875, Lot 1, Borough of Manhattan.

289-76-A

APPLICANT—Hurley and Farinella for 1 Park Avenue Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—1 Park Avenue, east side, between East 32nd Street and East 33rd Street, Block 888, Lot 1, Borough of Manhattan.

290-76-A

APPLICANT—Hurley and Farinella for Averamerica Realty Corporation, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—25 West 43rd Street, north side, 320 feet 8 inches west of Fifth Avenue, Block 1259, Lot 19, Borough of Manhattan.

291-76-A

APPLICANT—Hurley and Farinella for Madison—41st Street Association, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—295 Madison Avenue, southeast corner of East 41st Street, Block 1275, Lot 50, Borough of Manhattan.

292-76-A

APPLICANT—Hurley and Farinella for Rogers Peet Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—485 Fifth Avenue, northeast corner of East 41st Street, Block 1276, Lot 1, Borough of Manhattan.

293-76-A

APPLICANT—Hurley and Farinella for 41 East 42nd Street, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—41 East 42nd Street, northeast corner of Madison Avenue, Block 1277, Lot 20, Borough of Manhattan.

294-76-A

APPLICANT—Hurley and Farinella for Artgo Realty Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—10 East 49th Street, south side, 175 feet east of Fifth Avenue, Block 1284, Lot 65, Borough of Manhattan.

295-76-A

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—230 Park Avenue, entire block, bounded by East 46th Street, Vanderbilt Avenue, and East 45th Street, Block 1300, Lot 1, Borough of Manhattan.

296-76-A

APPLICANT—Hurley and Farinella for 800 Second Avenue Company, owner.

SUBJECT—Application March 11, 1976—appeal from a decision of the Borough Superintendent, re- time to comply with Local Law #5.

PREMISES AFFECTED—800 Second Avenue, east side, between East 42nd Street and East 43rd Street, Block 1335, Lot 1, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 14, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, October 14, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

735-59-BZ

APPLICANT—Millard Bresin for Amoco Oil Company, long term lessee.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of term of variance which expired May 24, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only, sale of auto accessories, auto laundry, parking and storage of more than five motor vehicles.

CALENDAR

PREMISES AFFECTED—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lots 1 and 59 (formerly Lot 1), Borough of The Bronx. Community Board #10BX.

416-60-BZ

APPLICANT—McInerney and Mulvaney for Springfield Long Island Cemetery Society, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 17, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building in a retail use district which is to be used for the repair of motor operated cemetery equipment and as a locker room for cemetery employees and the parking and storage of motor vehicles in an area which lies partly in the retail use and partly in an adjoining residence use district.

PREMISES AFFECTED—121-22 to 121-58 (121-30 official) and 121-72 to 121-90 Springfield Boulevard and 99-01 to 99-19 122nd Avenue, northwest corner and 199-02 to 202-94 Nashville Boulevard, Block 12695, Lots 1, 25, 21, 35, 47, 52, 81, 83 and 102, Springfield Gardens, Borough of Queens. Community Board #13Q.

1071-40-BZ—Vol. II

APPLICANT—Charles Rizzo for 432 West 45th Street Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 20, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the additional use of a one story building for the storage of chemicals used in abutting factory and also private parking of more than 5 motor vehicles for customers and employees of Interchemical Corporation and its subsidiaries.

PREMISES AFFECTED—428 West 45th Street, south side, 375 feet west of Ninth Avenue, Block 1054, Lot 48, Borough of Manhattan. Community Board #4M.

391-58-BZ

APPLICANT—Charles M. Spindler Associates for Lee-milt Petroleum Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a retail and residence use district, the extension into the residence portion of the plot of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1312-1318 Taylor Avenue, east side, 97.27 feet north of Westchester Avenue, Block 3878, Lot 9, Borough of The Bronx. Community Board #9BX.

38-42-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a residence use

district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View Avenue and 445 Underhill Avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx. Community Board #9BX.

ZONING CASES

440-80-BZ

APPLICANT—Edward Lauria for Mr. Mark Pearl binder, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 (CL) district, on a plot with an existing 24 story non-complying multiple dwelling the enclosing and use of a portion of the existing arcade as a boiler room that increase the degree of non-compliance.

PREMISES AFFECTED—330 West 56th Street, south side, 353.5 feet west of 8th Avenue, Block 10/8, Lot 47, Borough of Manhattan. Community Board #4M.

450-80-BZ

APPLICANT—Calvanico Associates for Sol Lerer, owner.

SUBJECT—Application March 28, 1980—decision of the Borough Superintendent, under Sections 72-01B and 72-21 of the Zoning Resolution, to permit in an R3-2 SRO district, the change in use of an existing one story and basement building from a community facility use into professional offices with accessory parking in the open area.

PREMISES AFFECTED—7 Smyrna Avenue, northwest corner of Drumgoole Road East, Block 5665, Lot 59, Annadale, Borough of Staten Island. Community Board #3S.I.

606-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Richard E. Henrich, Jr., owner.

SUBJECT—Application April 30, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-5 district, in an existing eight story and penthouse structure the enlargement of the penthouse and the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—121-125 West 17th Street, north side, 248 feet west of Avenue of the Americas, Block 793, Lot 22, Borough of Manhattan. Community Board #4M.

607-80-A

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Richard E. Henrich, Jr., owner.

SUBJECT—Application May 1, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—121-125 West 17th Street, north side, 248 feet west of Avenue of the Americas, Block 793, Lot 22, Borough of Manhattan.

679-80-BZ

APPLICANT—Solomon Sheer, for Landmark Restoration Company, owner.

SUBJECT—Application May 29, 1980—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution and Section 666 of the New York City Charter to permit in an R7-2 existing nine story multiple

CALENDAR

dwelling the maintenance of the approved doctor's office in the cellar as apartments that increases the degree of non-compliance in floor ratio and lot area per room.

PREMISES AFFECTED—13-19 East 11th Street, north side, 150 feet east of 5th Avenue, Block 569, Lot 34, Borough of Manhattan. Community Board #2M.

680-80-A

APPLICANT—Solomon Sheer for Landmark Restoration, owner.

SUBJECT—Application May 29, 1980—appeal from a decision of the Borough Superintendent, re- proposed cellar apartments contrary to Multiple Dwelling Law.

PREMISES AFFECTED—13-19 East 11th Street, north side, 150 feet east of 5th Avenue, Block 569, Lot 34, Borough of Manhattan.

690-80-BZ

APPLICANT—Storch, Pesa and Associates for Hen Farm Realty Corporation, owner.

SUBJECT—Application June 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, on a plot with an existing garden apartment development, the erection of an additional two story multiple dwelling and that increases the degree of non-compliance in the bulk requirement encroaches into the front yard and on the distance between building and increases the degree of non-conformity.

PREMISES AFFECTED—99-07—11-15 189th Street, northeast corner of Henderson Avenue, Block 10364, Lot 20, Borough of Queens. Community Board #12Q.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 14, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, October 14, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1201-79-A

APPLICANT—Millard Bresin for Amoco Oil Company, long term lessee.

SUBJECT—Application November 27, 1979—appeal from a decision of the Borough Superintendent re- self service gasoline stations.

PREMISES AFFECTED—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lots 1 and 59, Borough of The Bronx.

501-80-A

APPLICANT—A. J. Calvanico for Peter Ciaravino, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—505 Rathbun Avenue, north side, 420 feet west of Delmar Avenue, Block 6314, Lot 55, Annadale, Borough of Staten Island.

502-80-A

APPLICANT—A. J. Calvanico for Dormer Homes, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—540 Sheldon Avenue, south side, 200 feet east of Nippon Avenue, Block 6315, Lot 11, Huguenot, Borough of Staten Island.

503-80-A

APPLICANT—A. J. Calvanico for Dormer Homes, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—544 Sheldon Avenue, south side, 150 feet east of Nippon Avenue, Block 6315, Lot 8, Huguenot, Borough of Staten Island.

504-80-A

APPLICANT—A. J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—553 Sheldon Avenue, north side, 90 feet east of Nippon Avenue, Block 6316, Lot 63, Huguenot, Borough of Staten Island.

505-80-A

APPLICANT—A. J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—557 Sheldon Avenue, north side, 40 feet east of Nippon Avenue, Block 6316, Lot 66, Huguenot, Borough of Staten Island.

516-80-A

APPLICANT—A. J. Calvanico for Septic Systems Incorporated, owner.

SUBJECT—Application April 15, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—448 Sharrotts Road, south side, 1031.89 feet east of Arthur Kill Road, Block 7328, Lot 315, Pleasant Plains, Borough of Staten Island.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

CALENDAR

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novel-
ties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter, re- proposed use of viewing
machines.

PREMISES AFFECTED—259 West 42nd Street, north
side, 100 feet east of Eighth Avenue, Block 1014, Lot 5,
Borough of Manhattan.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd
Street Corporation, owner, Show-World Center Incorpo-
rated, lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter, re- proposed use of viewing
machines.

PREMISES AFFECTED—303 West 42nd Street, north
side, 75 feet east of Eighth Avenue, Block 1033, Lot 32,
Borough of Manhattan.

540-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Michael Zaffa-
rano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Inter-
pretation of Zoning Matter, re- proposed use of viewing
machines.

PREMISES AFFECTED—1603-11 Broadway, west side,
19.6½ feet south of West 49th Street, Block 1020, Lot 43,
Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JULY 22, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon July 8, 1980 were approved as printed in the Bulletin of July 17, 1980, Volume 65, Number 29.

833-77-A

APPLICANT—Irwin Liebman for Bell Chemical Company, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 10, 1977—appeal from a decision of the Fire Commissioner re-packaging of combustible mixture known as Shell Windshield Washer Fluid in 32 ounce polyethylene containers with child resistant plastic screw cap, not in compliance with Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution by the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

750-78-A

APPLICANT—Nevada Towers Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy; previously granted on condition.

PREMISES AFFECTED—2021-2035 Broadway, 201-215 Amsterdam Avenue, northwest corner of West 69th Street, Block 1141, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Scott Mallen and Perry Balaguy.

For Opposition: E. Pajok.

For Administration: Norman I. Lerman, Dept. of Bldgs.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 5, 1978, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on December 5, 1978, as amended through November 20, 1979, in that:

“a temporary Certificate of Occupancy shall be issued for a period of 3 months from the date of this amended resolution, provided the second story mechanical room is to be made available to be utilized as a community facility use for tenants of the building and the removal of all partitions that have been illegally erected in all apartments shall be completed within this 3 month period; that other than as herein amended the resolution above cited shall be complied with in all respects.” (N.B. 41-72)

635-80-A

APPLICANT—Natale R. Anzelmo for Manhattan College Brothers of the Christian Schools Religious Order—R. C. Church, owner.

SUBJECT—Application for consideration—to withdraw the application of May 12, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—231 West 252nd Street, northeast corner of Tibbett Avenue, Block 5836, Lot 3101, Borough of The Bronx.

APPEARANCES—

For Applicant: Natale R. Anzelmo.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

351-71-BZ

APPLICANT—M. Milton Glass for Humer-Binder Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 14, 1980—decision of the Borough Superintendent; previously granted on condition under Section 11-412 of the Zoning Resolution, permitting in a C2-4 district, the enlargement in area of an existing automobile repair shop previously before the Board.

PREMISES AFFECTED—4423-4429 Broadway, west side, 158.9¾ feet south of 190th Street, Block 2180, Lot 488, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: M. Milton Glass.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12M was notified by the applicant on May 19, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on July 20, 1971, on certain conditions; and

WHEREAS, a public hearing was held on this application on July 22, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 20, 1971, as amended through July 18, 1972, only as to the term of variance, so that as amended this portion of the resolution shall read:

“*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the bricks of the building be re-painted; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution.” (Alt. 120-71)

576-77-BZ

APPLICANT—Leonard Boxer for 693 Townhouse, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Calendar by the Board to amend the reso-

MINUTES

lution of June 10, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C8-4 district, the erection of two additional stories on a one story commercial structure and the conversion into residential use.

PREMISES AFFECTED—689, 691 and 693 Washington Street, east side, 51 feet north of Charles Street, Block 632, Lot 3, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Doris Diether and Susan Quinn Tuths.

ACTION OF BOARD—To reopen and to amend the resolution dated June 10, 1980, by the Board's motion.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1980, on certain conditions; and

WHEREAS, the application was reopened by the Board's motion to amend the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 10, 1980, only as to the deletion of a requirement of the resolution, therein stated:

"A restrictive covenant restricting bulk of building to be filed with the County Clerk's office with Liber and Page indicated on the Certificate of Occupancy; *on condition* that there be no increase of bulk on any of the buildings; that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 7, 8, 9-79)

490-78-BZ

APPLICANT—John J. Tudda for Irving, Neil and Harold Turk, owners.

SUBJECT—Application for consideration—to withdraw the application of June 28, 1978—decision of the Borough Superintendent, under Section 11-413 of the Zoning Resolution, to permit in a C1-2, C2-2 and R6 district on a plot previously before the Board as an automatic service station and an automobile laundry, the expansion of the accessory parking for a proposed restaurant into the residence district.

PREMISES AFFECTED—85-07 Queens Boulevard, northeast corner of Reeder Street, Block 1549, Lot 41, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

941-78-BZ

APPLICANT—Peggy Barnett for Kubera Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 15, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-5 district, in an existing nine story commercial and manu-

facturing structure, the conversion of the second through ninth floors into residential use.

PREMISES AFFECTED—26 East 22nd Street, south side, 363.9 feet west of Park Avenue, Block 850, Lot 59, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Peggy Barnett.

ACTION OF BOARD—Application reopened and time extended to complete the work, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #5M was notified by the applicant on June 11, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on May 15, 1979, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 15, 1979 by adding thereto:

"that the apartments may be rearranged and redesigned, and to reduce the number of apartment units from 7 to 6, substantially as shown on revised drawings of proposed conditions marked 'Received July 16, 1980'—eight sheets; and that substantial construction shall be completed within one year from the date of this amended resolution; *on condition* that smoke detector device with self-contain alarm be installed in all storage rooms and dark rooms, that the interior work room on the 1st floor, music studio and office on the 7th floor shall be mechanically ventilated, and that legal light & ventilation for the sleeping platform on the fifth floor shall be in accordance with the Building code of the City of N. Y.; that other than as herein amended the resolution above cited shall be complied with in all respects". (Alt. 873-78)

1-79-BZ

APPLICANT—Walter T. Gorman for Francis Radist, Helen Ziedel and Fabrizio Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the reconstruction of an automotive service station previously before the Board, the expansion of the use to include the adjoining parking lot.

PREMISES AFFECTED—1003/25 Coney Island Avenue, northeast corner of Foster Avenue, Block 5232, Lots 37 and 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Phillip Teller.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 3, 1979, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 3, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 1363-78)

66-79-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for C. I. Mortgage Group, owner.

SUBJECT—Application for consideration—to withdraw the application of January 19, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 district, within an existing 30 story mixed building, the conversion of the second and third floors from accessory uses into apartments that creates non-compliance in floor area ratio and lot area per room.

PREMISES AFFECTED—325-333 East 45th Street, north side, 197.3 feet west of U. N. Plaza (First Avenue), Block 1338, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul D. Seluer and Francis R. Angelino.

ACTION OF BOARD—Application restored to calendar, subject to regular procedure.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

102-79-BZ

APPLICANT—Samuel H. Lindenbaum for Abi Kalimian d/b/a Abington Holding, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 12, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C6-1 and C6-4 district, the enlargement in area and conversion of an existing one story garage into a seven story multiple dwelling that exceeds the permitted floor area ratio and height of the front wall, has less than the required open space ratio, lot area per room and accessory parking.

PREMISES AFFECTED—206-214 East 24th Street, south side, 97.7 feet east of Third Avenue, Block 904, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis Angelino and Samuel H. Lindenbaum.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 12, 1979, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 12, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(Alt. 1126-78)

902-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing twelve story building from manufacturing into a multiple dwelling above the first floor.

PREMISES AFFECTED—114-120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 50 (formerly Lots 49, 50 and 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel and Gary Bandy.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

1097-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution permitting in an M1-6 district, the conversion of an existing four story dwelling from manufacturing into a multiple dwelling.

PREMISES AFFECTED—114 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 49, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel and Gary Bandy.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 29, 1980 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 29, 1980 by adding thereto:

"that reference in the resolution to the number of stories of existing building is hereby corrected to read 'existing four story building'; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 325-79)

725-78-A

APPLICANT—Joseph Marini for Berg Chemical Company, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Calendar by the Board to reconsider for

MINUTES

possible modification of the resolution of May 8, 1979—appeal from a decision of the Fire Commissioner re-proposed drug supply warehouse contrary to Fire Prevention Code; previously granted on condition.

PREMISES AFFECTED—920 East 132nd Street, south side, opposite Locust Avenue, Block 2583, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Marini and James Richards.

For Administration: Lt. R. J. Ellis, Chief William F. Burke, Fire Dept.

ACTION OF BOARD—Laid over to October 21, 1980, at 10 A.M., Special Order Calendar for continued hearing.

7-57-BZ

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f, and 7i of the Zoning Resolution, permitting in a business and residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner, 1302-1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Ruth Peres.

For Opposition: J. Wallenstein, Councilman, Herb Berman, Jack Friedman, Margaret Iandolu, Mary Quinn, Sue Collelli and others.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar, for decision, hearing closed.

1091-65-BZ

APPLICANT—Robert Feuer Engineering for Murray Walter, President, Harway Terrace, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, in an existing multiple dwelling, the change in occupancy of the doctors' offices to apartments.

PREMISES AFFECTED—2483 West 16th Street, southeast corner of Bay 50th Street, Block 6919, Lot 1, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Robert Feuer.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractor's yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

809-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—104 Belair Road, south side, 113 feet west of Cabot Place, Block 2862, Lot 30, Rosebank, Borough of Staten Island.

APPEARANCES—

For Applicant: Edward Lauria.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

810-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—106 Belair Road, south side, 131 feet west of Cabot Place, Block 2862, Lot 29, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

811-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—108 Belair Road, south side, 149 feet west of Cabot Place, Block 2862, Lot 28, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

812-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

MINUTES

PREMISES AFFECTED—110 Belair Road, south side, 167 feet west of Cabot Place, Block 2862, Lot 27, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

813-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—112 Belair Road, south side, 185 feet west of Cabot Place, Block 2862, Lot 26, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

814-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—123 Belair Road, north side, 150 feet east of Tompkins Avenue, Block 2861, Lot 68, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

815-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976,—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—121 Belair Road, north side, 178 feet east of Tompkins Avenue, Block 2861, Lot 67, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

816-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—119 Belair Road, north side, 196 feet east of Tompkins Avenue, Block 2861, Lot 66, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

817-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—117 Belair Road, north side, 214 feet east of Tompkins Avenue, Block 2861, Lot 65, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

818-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—115 Belair Road, north side, 232 feet east of Tompkins Avenue, Block 2861, Lot 64, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

819-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—111 Belair Road, north side, 259 feet east of Tompkins Avenue, Block 2861, Lot 62, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

820-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—109 Belair Road, north side, 329 feet east of Tompkins Avenue, Block 2861, Lot 59, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

821-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story

MINUTES

one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—107 Belair Road, north side, 347 feet east of Tompkins Avenue, Block 2861, Lot 58, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

822-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—105 Belair Road, north side, 365 feet east of Tompkins Avenue, Block 2861, Lot 57, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

823-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—103 Belair Road, north side, 383 feet east of Tompkins Avenue, Block 2861, Lot 56, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

824-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—101 Belair Road, north side, 401 feet east of Tompkins Avenue, Block 2861, Lot 55, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

825-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—99 Belair Road, north side, 451 feet east of Tompkins Avenue, Block 2861, Lot 53, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

826-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—97 Belair Road, north side, 516 feet east of Tompkins Avenue, Block 2861, Lot 50, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

827-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—95 Belair Road, north side, 536 feet east of Tompkins Avenue, Block 2861, Lot 49, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

828-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—93 Belair Road, north side, 556 feet east of Tompkins Avenue, Block 2861, Lot 48, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

829-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—91 Belair Road, north side, 576 feet east of Tompkins Avenue, Block 2861, Lot 47, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

830-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

MINUTES

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—106 St. John's Avenue, south side, 522 feet east of Tompkins Avenue, Block 2861, Lot 32, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

831-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—104 St. John's Avenue, south side, 556 feet east of Tompkins Avenue, Block 2861, Lot 34, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

832-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—102 St. John's Avenue, south side, 576 feet east of Tompkins Avenue, Block 2861, Lot 36, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

833-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—100 St. John's Avenue, south side, 596 feet east of Tompkins Avenue, Block 2861, Lot 37, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

834-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—98 St. John's Avenue, south side, 616 feet east of Tompkins Avenue, Block 2861, Lot 38, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., Special Order Calendar for hearing.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel and Gary Bandy.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan Kisseloff.

For Opposition: Doris Diether, C.B. #2M.

ACTION OF BOARD—Laid over to September 16, 1980, at 10 A.M., for continued hearing at the request of the applicant.

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Alan Kisseloff.

For Opposition: Doris Diether, C.B. #2M.

ACTION OF BOARD—Laid over to September 16, 1980, at 10 A.M., for continued hearing at the request of the applicant.

56-80-BZ

APPLICANT—Sheldon Lobel for Hal Thurman and Patrick Consalvas, owner.

SUBJECT—Application January 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 and C6-4 district, the erection of a nine story and mezzanine multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and lot area per room, encroaches into the required rear yard, penetrates the sky exposure plane.

MINUTES

PREMISES AFFECTED—208 East 22 Street, south side, 98.6 feet east of 3rd Avenue, Block 902, Lot 51, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

381-80-A

APPLICANT—Sheldon Lobel for Harold Thurman and Patrick Consalvas, owner.

SUBJECT—Application March 17, 1980—provides at least one primary entrance accessible to individuals in wheel-chairs.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of Third Avenue, Block 902, Lot 51, Borough of Manhattan.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for deferred decision at the request of the applicant; hearing closed.

68-80-BZ

APPLICANT—Silas Seandel for Silas and Antoinette Seandel, owner.

SUBJECT—Application January 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing three story building, the conversion of the second and third floors from manufacturing occupancy into two apartments.

PREMISES AFFECTED—551-553 West 22 Street, north side, 125 feet east of 11th Avenue, Block 694, Lot 7, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Silas Seandel.

For Opposition: None.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

180-80-BZ

APPLICANT—Philip Teller for Melvin Fischman, owner.

SUBJECT—Application February 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front yard and exceeds the permitted height.

PREMISES AFFECTED—1619 49th Street, north side, 160 feet east of 16th Avenue, Block 5448, Lot 82, Borough of Queens. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for deferred decision; hearing closed.

200-80-BZ

APPLICANT—Tufo, Johnston, Zucotti and Allegaert for Goldwep Realty Corporation, owner, Contract Vendee; Halesia Associates.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story and penthouse building, the conversion of all floors above the third floor from manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Paul D. Selven and Richard Berry.

For Administration: K. Wallach and John Cassidy, O.E.D.

THE VOTE TO REOPEN HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Hearing reopened and laid over to September 9, 1980, at 10 A.M., for continued hearing.

204-80-BZ

APPLICANT—Sheldon Lobel for N.H.E. Realty Company, owner.

SUBJECT—Application March 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing three story and basement mixed building, the conversion of the basement level from community facility use into apartments that creates non-compliance in floor area ratio, open space ratio, lot area per room and the accessory parking.

PREMISES AFFECTED—43-06 63rd Street, southwest corner of 43rd Avenue, Block 1339, Lot 28, Woodside, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: Sheldon Lobel, Norman Bluestone.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for decision; hearing closed.

391-80-BZ

APPLICANT—Leonard F. Rothkrug for Community Hospital of Brooklyn, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Sections 72-11, 72-21 and 73-641 of the Zoning Resolution, to permit in an R6 district, the erection of a two story and a one story addition to an existing hospital with two sections that will exceed the permitted lot coverage penetrate the sky exposure plane, encroach into the required rear yard equivalent and without the required loading berth.

PREMISES AFFECTED—2525 Kings Highway, northwest corner of Avenue O, Block 6772, Lots 4 and 11, Borough of Queens. Community Board #14Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and others.

For Opposition: Richard Hoffstein.

ACTION OF BOARD—Laid over to September 9, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

824-79-BZ

APPLICANT—Louis Lieberman for Abraham Zimmerman, owner

MINUTES

SUBJECT—Application July 24, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution and Section 666 of the New York City Charter, to permit in an R6 district, the erection of a three story family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio, encroaches on the required rear yard outer court and distance between windows and lot lines.

PREMISES AFFECTED—1448-56th Street, south side, 300 feet west of 15th Avenue, Block 5692, Lot 22, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Joseph Schwartz.
For Opposition: Shlomit Wachtel.
For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1980, after due notice by publication in the Bulletin; laid over to June 3, 1980; then to June 17, 1980; then to July 8, 1980; then to July 22, 1980, and

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1980, acting on N.B. Applic. #26/1979, reads:

"1. Proposed four story, three family dwelling exceeds the maximum permitted floor area under Section 23-142 of Z.R.

2. Proposed four story, three family dwelling does not comply with the minimum required open space requirement under Section 23-142 of Z.R.

3. Proposed four story, three family dwelling does not comply with the minimum required 30'-0" rear yard under Section 23-47 of Z.R.

4. Proposed outer court used for ventilation of living rooms does not comply with regulation for outer court under Section 23-84 of Z.R.

5. A minimum district of 30'-0" must be provided between lot lines of windows for ventilation as per Section 23-861 of Z.R.

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; and consisting of Comm. Philip P. Agusta, R. A. and Comm. Stanley M. Wolf, R. A.; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated May 9, 1980, acting on N. B. Applic. #26/1979. Objection Nos. 1, 2, 3, 4 and 5, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

825-79-A

APPLICANT—Louis Lieberman for Abraham Zimmerman, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1448 56th Street, south side, 300 feet west of 15th Avenue, Block 5692, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Schwartz.
For Opposition: Shlomit Wachtel.
For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal *withdrawn*.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

1170-79-BZ

APPLICANT—Sheldon Lobel for Lex-Parc Properties Incorporated, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an M1-6 district, the erection of seven additional stories on an existing four story manufacturing building that penetrates the sky exposure plane and the use of all floors above the first floor as a multiple dwelling.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Sheldon Lobel.
For Opposition: Doris Diether, C.B. #2M.
For Administration: Robert Gochfeld and Samuel Hornick, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1979, acting on Alt. Applic. #599/1979, reads:

"1. Proposed residence bldg (UG2) located in M1-6 district is contrary to Sec. 42-00 ZR (note: There are no bulk parking regulations for residence bldgs).

27. Hgt of front wall exceeding 85' in hgt is contrary to Sec. 43-43 ZR.

28. Enlargement of bldg containing a non-conforming use is contrary to Sec. 52-41 ZR."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John B. Cincotta and Commissioner Stanley M. Wolf, R. A.; and

WHEREAS, the subject premises is a substandard four-story, brick and frame loft building of Class 3 construction located at the intersection of Dominick Street and the Avenue of the Americas; and

WHEREAS, the subject premises has a substandard loading berth, which is shallow in depth, and being insufficient in size and light duty elevators, which render the building not viable for conforming manufacturing and commercial uses; and

WHEREAS, the building is not suitable for modern manufacturing or commercial uses since it is built of wood frame, post and lintel construction and brick load bearing walls, having closely spaced columns, wood floor beams and a restricted floor load capacity which prohibits the use of heavy machinery or heavy storage; and

WHEREAS, there have been many attempts to rent the building to conforming uses without success resulting in a vacant and under-utilized building for many years; and

WHEREAS, the conversion of the upper floors to residential uses without enlargement will not yield a reasonable return to the owner; and

WHEREAS, the uses of adjoining premises is mixed commercial, residential and manufacturing uses of similar height buildings; and

MINUTES

WHEREAS, Article 7B of the Multiple Dwelling Law limits non-fireproof buildings to seven stories or 85 feet for a fully sprinklered premises; and

WHEREAS, the floor area ratio for the proposed enlargement will not exceed the permitted floor area in this M1-6 district; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, the erection of three additional stories on an existing four-story manufacturing building that penetrates the sky exposure plane and the use of all floors above the first floor as multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 1, 1979", 8 sheets, and "February 26, 1980", 8 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that a rate-of-rise device be installed in the enlargement within the public halls and spaces and on the commercial floors including the cellar, connected to an alarm that can be heard throughout the building; that a manual fire alarm station be installed on each floor; that the building shall be fully sprinklered; that the enlargement shall be limited to three additional stories; that 25 percent of the roof space be allocated as tenants recreational space; that the maximum number of rooms shall not exceed 267.5 zoning rooms; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with; and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

1171-79-A

APPLICANT—Sheldon Lobel for Lex-Parc Properties, owner, Contract Vendee, Stenac Construction Corporation.

SUBJECT—Application November 1, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1 Dominick Street, 145 Avenue of the Americas, northwest, Block 491, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Doris Diether, Community Board #2M.

For Administration: Robert Gochfeld and Samuel Hornick, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1979, on Alt. Applic. #599/79, reads:

"4. Proposed inner court to lite and ventilate living rooms is contrary to Sec. 26 MDL.

9. Proposed inner court to lite and ventilate cellar apts. is contrary to Sec. 34 MDL."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner John B. Cincotta and Commissioner Stanley M. Wolf, R.A.

Resolved, that the decision of the Borough Superintendent, dated October 15, 1979, acting on Alt. Applic. #599/1979, Objection No. 4 only, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 1170-79-BZ; and that all other laws, rules and regulations be complied with.

1172-79-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for Fercon Enterprise, Incorporated, Fercon Auto Wreckers, Incorporated, Lessee.

SUBJECT—Application November 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the continuation of an existing automobile wreckage yard beyond the time limitation for a non-conforming use.

PREMISES AFFECTED—1777 East Gun Hill Road, northeast corner of Bushnell Avenue, Block 4806, Lots 38 and 42, Borough of The Bronx, Community Board #12BX.

APPEARANCES—

For Applicant: Sid Davidoff.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 24, 1980, after due notice by publication in the Bulletin; laid over to July 8, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1979, acting on Alt. Applic. #254, reads:

"1. Proposed continuation of use of the premises in R3-2 district as an automobile wrecking yard with accessory storage building, assessed less than \$10,000, is contrary to Section 22-00 and 52-74 Z.R."

and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the continuation of an existing automobile wreckage yard beyond the time limitation for a non-conforming use *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 7, 1979", 3 sheets, and "May 9, 1980", 1 sheet; and *on further condition* that this variance shall be limited to a term of 3 years; that there shall be no storage of parts exceeding the fence height; that the fence be opaque; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that the sidewalk be properly repaired and street trees planted to the satisfaction of the Department of Parks; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

MINUTES

1175-79-BZ

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporated, owner, One Bond Associates, Lessee.

SUBJECT—Application November 9, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in a six-story building that exceeds the lot area limitation, the conversion of all floors above the first floor from factory lofts into joint living/working quarters for artists.

PREMISES AFFECTED—1/5 Bond Street, southeast corner of Shinbone Alley, Block 529, Lot 10, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Thomas Rochon.

For Opposition: Doris Diether, C.B. #2M.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1980, after due notice by publication in the Bulletin; laid over to May 6, 1980; then to July 8, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1979, acting on Alt. Applic. #1118/1979, reads:

"1. Proposed conversion of building exceeding 5000 sq. ft., to J.L.W.Q. for Artists, is contrary to Sec. 42-14 (d) ZR.

2. Proposed J.L.W.Q. for Artists located below 3rd floor, in building exceeding 3600 sq. ft., is contrary to Sec. 42-14(d) ZR."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the building is located in an M1-5B zoning district; and

WHEREAS, the proposed use of joint/living-work quarters for artists is in a use permitted in an M1-5B zoning district, however, only as-of-right in building less than 5,000 square feet in area; and

WHEREAS, the area of the building covered by this application is 8,410 square feet; and

WHEREAS, three of the six floors of the building previously occupied by commercial tenants have been vacant since 1975 and attempts to rent to commercial tenants have been unsuccessful; and

WHEREAS, the building is a fully sprinklered, non-fireproof, six-story structure which, therefore, meets the basic requirements of Article 7B of the Multiple Dwelling Law for buildings converted to residential use; and

WHEREAS, both the passenger and freight elevators are inadequate to serve the requirements of a commercial building occupancy in that the freight elevator is located inconveniently at the rear of the building with access through a 15 foot wide alley which is unsuitable for both commercial vehicles and proper loading and unloading practices; and

WHEREAS, there are no loading platforms; and

WHEREAS, the Landmarks Preservation Commission has designated this building as a landmark structure; and

WHEREAS, reasonable utilization and occupancy of the building is required in order to maintain and preserve this landmark; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, in a six-story building that exceeds the lot area limitation, the conversion of all floors above the first floor from factory lofts into joint living-working quarters for artists on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received November 9, 1979", 1 sheet, and "June 17, 1980", 9 sheets; and on further condition that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station, connected to an alarm that can be heard through the building, be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

WHEREAS, the building is located in an M1-5B zoning district; and

WHEREAS, the proposed use of joint living work quarters for artists is a use permitted in an M1-5B zoning district, however, only as of right in buildings less than 5000 sq. ft. in area; and

WHEREAS, the area of the building covered by this application is 8410 sq. ft.; and

WHEREAS, three of the six floors of the building previously occupied by commercial tenants have been vacant since 1975 and attempts to rent to commercial tenants have been unsuccessful; and

WHEREAS, the building is a fully sprinklered, non-fireproof, six story structure which therefore meets the basic requirements of Article 7-B of the MDL for buildings converted to residential use; and

WHEREAS, both the passenger and freight elevators are inadequate to serve the requirements of a commercial building occupancy in that the freight elevator is located inconveniently at the rear of the building with access through a 15' wide alley which is unsuitable both for commercial vehicles and proper loading and unloading practices; and

WHEREAS, there are no loading platforms; and

WHEREAS, the Landmarks Preservation Commission has designated this building as a Landmark structure; and

WHEREAS, reasonable utilization and occupancy of the building is required in order to maintain and preserve this Landmark.

1176-79-A

APPLICANT—Leonard F. Rothkrug for Mabrex, Incorporated, owner, One Bond Associates. Lessee.

SUBJECT—Application November 9, 1979—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1/5 Bond Street, south side, 75 feet west of Lafayette Street, Block 629, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Thomas Rochon.

For Opposition: Doris Diether, C.B. #2M.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1979, on Alt. Applic. #1118/79, reads:

"3. Proposed building, C1.3 NFP construction which exceeds 85' in height is contrary to Sec. 277(2) MDL."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

Resolved, that the decision of the Borough Superintendent, dated November 2, 1979, acting on Alt. Applic. #1118/1979, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 1175-79-BZ; and that all other laws, rules and regulations be complied with.

1236-79-BZ

APPLICANT—Harold Herman for Windsor Plaza Company, owner.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R10 (PI) district, the erection of 10 additional stories in an existing 10 story multiple dwelling that creates non compliance in floor area ratio, lot area per room and projection into the outer court.

PREMISES AFFECTED—952 Fifth Avenue, east side, 27.02 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Harold Herman.
For Opposition: None.
For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application May 20, 1980, after due notice by publication in the Bulletin; laid over to June 3, 1980; then to June 17, 1980; then to July 8, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1979, acting on Alt. Applic. #448/1973, reads:

"14. Proposed additional floors are contrary to Section 23-15 ZR since they will create an FAR exceeding.

15. Proposed structural steel columns projecting more than 4th into outer courts are contrary to Section 23-87 ZR.

19. Proposed enlargement is contrary to Section 23-223 ZR since it exceeds permitted number of zoning rooms."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the evidence in the record fails to prove that a complying building will not yield a reasonable return to the owner; and

WHEREAS, the as-of-right construction would be more compatible with existing building heights within the surrounding area; and

WHEREAS, the requested building would be a negative intrusion on the character of the neighborhood; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding(s) b and c, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated December 7, 1979, acting on Alt. Applic. #448/1973, Objection No. 17, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1237-79-A

APPLICANT—Harold Herman for Windsor Plaza Company, owner.

SUBJECT—Application December 13, 1979—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—952 Fifth Avenue, east side, 27.2 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan.

APPEARANCES—

For Applicant: Harold Herman.
For Opposition: None.
For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

10-80-BZ

APPLICANT—Steven Winter Associates for 12 West 18th Street Realty Company, owner.

SUBJECT—Application January 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-6 district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—12-14 West 18th Street, south side, 280 feet west of 5th Avenue, Block 819, Lot 53, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Anthony Opine and Richard Perin.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 2, 1980, acting on Alt. Applic. #435-1979, reads:

"1. Proposed residential building (UG2) located in M1-6 district is contrary to Section 42-00 Z.R."

Note: There are no bulk or parking regulations;

and

MINUTES

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing 9-story building, the conversion of all floors above the first floor from lofts into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 3, 1980", 2 sheets, and "May 27, 1980", 4 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station, connected to an alarm that can be heard throughout the building, be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; that the second floor be occupied with a conforming commercial or manufacturing, non-hazardous establishment; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

116-80-BZ

APPLICANT—Stein, Davidoff, Malito and Katz for Babes Restaurant, Incorporated, lessee.

SUBJECT—Application February 1, 1980—decision of the Borough Superintendent, Under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 22 story office building, the addition to the uses of the first floor and mezzanine restaurant to include limited cabaret.

PREMISES AFFECTED—113-9 West 40th Street, 114-8 West 41st Street, north side, 200 feet west of Avenue of the Americas, Block 993, Lot 22, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Sid Davidoff.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 1, 1980, after due notice by publication in the Bulletin; laid over to July 8, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 10, 1980 acting on Alt. Applic. #1285/1979, reads:

"Cl. The proposed change of use of Eating and Drinking Place, U.G. 6, without restrictions, in a C5-3 Zoning District is contrary to Section 32-21 of the Zoning Resolution".

and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-01 (b) and 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-01 (b) and 72-21 of the Zoning Resolution, to permit in a C5-3 district, in an existing 22-story office building, the addition to the uses of the first floor and mezzanine restaurant to include limited cabaret *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 1, 1980", 5 sheets; and *on further condition* that this variance shall be limited to a term of 5 years; that the hours of operation conform to the State Liquor Authority regulations; that the cabaret use be restricted to patron dancing to recorded music only; that sound emission comply with Local Law 64/1979; that space be provided within the premises for the queuing of patrons awaiting admission; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

124-80-BZ

APPLICANT—M. Milton Glass for 621 Avenue of the Americas, Incorporated, owner.

SUBJECT—Application February 8, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C6-4 and M1-5 district, in an existing five story factory building, the maintenance of the fifth floor as a multiple dwelling extending into the M1 district.

PREMISES AFFECTED—615-629 Avenue of the Americas, 101 West 18th Street, 100 West 19th Street, northwest corner, Block 794, Lot 30. Community Board #4M.

APPEARANCES—

For Applicant: M. Milton Glass.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 11, 1980 acting on Alt. Applic. 1452, reads:

"1. Proposed change of use from manufacturing use group 17 to residential use group 2 in M1-5 zoning district is not permitted as of right as per Section 42-10 Z. R." Note: No zoning guidance for residential use in M1-5 zoning district.

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner Stanley M. Wolf, R. A.; and

WHEREAS, Community Board #4M. has recommended approval of this application; and

MINUTES

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and M1-5 district, in an existing 5-story factory building, the maintenance of the fifth floor as a multiple dwelling extending into the M1 district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 8, 1980", 7 sheets; and *on further condition* that there shall be no high hazardous commercial or manufacturing occupancies within this building; that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler be permanently retained and properly maintained; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

153-80-BZ

APPLICANT—Henry Wolinsky for WSH Realty Corporation, owner.

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, in an existing three story mixed building, the erection of an enlargement to the first store that increases the degree of non-compliance in floor area ratio.

PREMISES AFFECTED—1907 Avenue N, north side, 43.63¾ feet east of East 19th Street, Block 6739, Lot 86, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Henry Wolinsky.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 1, 1980 after due notice by publication in the Bulletin; laid over to July 15, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 24, 1980 acting on Alt. Applic. #28/1980, reads:

"1. The proposed enlargement increases the degree of non-compliance of the floor area ratio of the mixed building in a C2-3 in R6 district contrary to Section 54-31 of the Zoning Resolution".

and

WHEREAS, Community Board #14BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the appli-

cation be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-3 district, in an existing 3-story mixed building, the erection of an enlargement to the first floor store that increases the degree of noncompliance in floor area ratio *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 21, 1980", 7 sheets; *on further condition* that the ceiling of this enlargement be constructed of a double thickness ⅝ inch Fire Code 60; that a refuse compactor be installed within the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

178-80-BZ

APPLICANT—Philip Teller for Arnold Fischman, owner.

SUBJECT—Application February 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the erection of a three story, three family dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and encroaches on the required rear yard.

PREMISES AFFECTED—1564 49th Street, south side, 160 feet west of 16th Avenue, Block 5453, Lot 32, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.
For Opposition: None.
For Administration: Robert Gochfeld, P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin; laid over to July 15, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 30, 1980 acting on N.B. Applic. #258/1979, reads:

"1. Proposed three story, three family Multiple Dwelling located in an R6 zone, does not comply with the minimum required open space ratio and exceeds the maximum floor area ratio required under Section 23-142 of the Zoning Resolution.

2. Proposed three family Multiple Dwelling does not comply with the minimum required rear yard of 30' 0" requirement under Section 23-47 of the Zoning Resolution".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make findings under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated January 30, 1980, acting on N.B. Applic. #258/1979, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

179-80-A

APPLICANT—Philip Teller for Arnold Fischman, owner.

MINUTES

SUBJECT—Application February 29, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.
PREMISES AFFECTED—1564 49th Street, south side, 160 feet west of 16th Avenue, Block 5433, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant; Philip Teller.

For Opposition: None.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

181-80-BZ

APPLICANT—Philip Teller for Israel Green, owner.

SUBJECT—Application February 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in an R5 district, the erection of a three story one family dwelling that encroaches on the required front yard and exceeds the permitted height.

PREMISES AFFECTED—1660 54th Street, south side, 264.2 feet north of 17th Avenue, Block 5485, Lot 31, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.

For Opposition: Judith Lowenstein, G. Broyde, M. Jaffe, Sheldon Hertz.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 14, 1980 acting on N.B. Applic. #168-1979, reads:

"1. Provide an 18' 0" front yard for proposed one family dwelling in an R5 zone as per Section 23-45 of Zoning Resolution.

2. Proposed 1 family dwelling utilizing regulations applying to predominantly built up areas exceeds 32'-0" in height and therefore contrary to Section 23-691 of Zoning Resolution".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the setback proposed herein would be in harmony and provide continuity to the street frontage; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and

grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three-story, one-family dwelling that encroaches on the required front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 15, 1980", 10 sheets; and *on further condition* that a deed restriction limiting the occupancy to a maximum of two families be filed; that the Certificate of Occupancy shall indicate the libre, page and date of recording of said covenant; that Objection Number 2 be complied with; that no Building Department permit shall be issued until 31 days after certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

195-80-BZ

APPLICANT—Ingram S. Carner for Creative Bakers Incorporated, owner.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the erection of a two story enlargement to an existing four story food products manufacturing establishment (baking) that increases the degree of non-conformity and the degree of non-compliance as to the parking and loading requirements.

PREMISES AFFECTED—242 South 1st Street, south side, 70 feet west of Havemeyer Street, Block 2408, Lots 19, 116 and 16, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1980 acting on Alt. Applic. #602/1979, reads:

"1. No structural alterations shall be made in a building occupied by a non-conforming use, Z.R. 52-22.

2. An enlargement of a non-conforming use in a C1-3 in R6 and R6 is contrary to Z.R. 52-41.

3. Accessory off street parking and loading and unloading berths is contrary to Z.R. 25-31, 36-21, 25-72 and 36-62".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #1BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and

MINUTES

grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C1-3 and R6 district, the erection of a two-story enlargement to an existing four-story food products manufacturing establishment (bakery) that increases the degree of nonconformity and the degree of noncompliance as to the parking and loading requirements *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 14, 1980", 10 sheets, and "July 15, 1980", 1 sheets; and *on further condition* that the exterior wall of this enlargement be treated with a light colored stucco coat; that screening be provided; that gates to the parking area be locked after business hours; that lighting be provided and directed away from adjoining parcels; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

196-80-BZ

APPLICANT—Leonard F. Rothkrug for Sidney Schwartz, owner, Prudential Insurance Company, Lessee.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 73-44 of the Zoning Resolution, to permit in a C1-2 district, in conjunction with the enlargement to an existing office building, the reduction in the number of accessory parking spaces.

PREMISES AFFECTED—1944/52 Rockaway Parkway, west side, 100 feet south of Avenue N, Block 8299, Lot 45, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 22, 1980 acting on Alt. Applic. #1234-1979, reads:

"1. The parking spaces shown on plans is contrary to the total parking spaces required by Z.R. 36-21. Reduction of parking spaces requires Board Permit".
and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board; and consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #18BK. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-44 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-44 of the Zoning Resolution to permit in a C1-2 district, in conjunction with the enlargement to an existing office building, the reduction in the number of accessory parking spaces *on condition* that all work shall substantially conform to drawings filed with this application, marked "Received March 4, 1980", 5 sheets; and *on further condition* that an attendant parking be provided when re-

quired; that screening be provided in accordance with Section 25-66 of the Zoning Resolution; that the exterior walls be of brick to match the existing facade; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

202-80-BZ

APPLICANT—Nicholas J. Salvadeo for Guido Passarelli, owner.

SUBJECT—Application March 5, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-1 and R3-2 district, the enlargement in area of an existing bowling establishment with accessory uses previously before the Board that will extend into the residence district.

PREMISES AFFECTED—1600 Hylan Boulevard, south west corner of Raritan Avenue, Block 3372, Lot 1, Dongan Hills, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 1, 1980, after due notice by publication in the Bulletin; laid over to July 15, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, acting on N.B. Applic. #1112/1972, reads:

"1. The proposed amendment to enlarge a bowling alley (Use Group 12) such that a portion will extend into an R3-2 zoning district when such portion is not a use permitted as of right, is contrary to Section 22-10 of the Zoning Resolution.

2. The proposed amendment to enlarge a bowling alley and relocation and rearrangement of parking area is not a substantial conformance with the variance granted by the Board of Standards and Appeals under Cal. No. 734-72-BZ.

3. There are no applicable bulk parking or loading requirements for portion of building listed as Use Group 12 when located within an R3-2 zoning district".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #2S.I. has recommended approval of this application; and

WHEREAS, the zoning lot is an entire block divided by a district boundary separating incompatible C8-1 and R3-2 designations; and

WHEREAS, there exists a 32 lane bowling establishment that cannot adequately handle the demand of this community; and

WHEREAS, the owner is providing suitable screening including fencing and landscaping to provide a suitable buffer for the adjoining residential streets; and

WHEREAS, the traffic pattern has been vastly improved by closing the Raritan Avenue vehicular curb cut; and

WHEREAS, the proposed ingress and egress on Delaware Avenue with a speed bump afford a greater degree of pedestrian safety; and

MINUTES

WHEREAS, the portion of the block within the R3-2 zoning district, adjoining the existing business, precludes development for a conforming use that would be economically viable.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C8-1 and R3-2 district, the enlargement in area of an existing bowling establishment with accessory uses, previously before the Board, that will extend into the residence district *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 5, 1980", 2 sheets, and "July 10, 1980", 1 sheet; and *on further condition* that all laws rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

WHEREAS, the zoning lot is an entire block divided by a district boundary separating incompatible C8-1 and R3-2 designations; and

WHEREAS, there exists a 32 lane bowling establishment that cannot adequately handle the demand of this community; and

WHEREAS, the owner is providing suitable screening including fencing and landscaping to provide a suitable buffer for the adjoining residential streets; and

WHEREAS, the traffic pattern has been vastly improved by closing the Raritan Avenue vehicular curb cut; and

WHEREAS, the proposed ingress and egress on Delaware Avenue with a speed bump afford a greater degree of pedestrian safety; and

WHEREAS, the portion of the Block within the R3-2 zoning district adjoining the existing business precludes development for a conforming use that would be economically viable.

347-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2283 Ryder Street, northeast corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980 after due notice by publication in the

Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #167/1977 reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25' 0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30' 0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block 8556, Lot 1,

MINUTES

size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution, and that all laws, rules and regulations be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

766-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of Bearing Walls, Height of building.

PREMISES AFFECTED—2283 Ryder Street, northeast corner of Avenue V, Block 8556, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. No. 167/1977, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Paragraph I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N. B. Applic. #167/1977, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 347-80-BZ; and that all other laws, rules and regulations be complied with.

348-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2279 Ryder Street, east side, 26.10½ feet north of Avenue V, Block 8556, Lot 3, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #170/77, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building

MINUTES

with the overdeveloped lots of the dwellings, reduces the non-compliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

767-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2279 Ryder Street, east side, 26.10½ feet north of Avenue V, Block 8566, Lot 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #170/1977, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #170/1977, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 348-80-BZ; and that all other laws, rules and regulations be complied with.

349-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the site, set back.

PREMISES AFFECTED—2275 Ryder Street, east side, 51.9 feet north of Avenue V, Block 8556, Lot 4, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #60/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

MINUTES

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R." and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories

and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

768-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2275 Ryder Street, east side, 51.9 feet north of Avenue V, Block 8556, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. No. 60/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldg. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #60/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 349-80-BZ; and that all other laws, rules and regulations be complied with.

350-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2271 Ryder Street, east side, 77.9 feet north of Avenue V, Block 8556, Lot 5, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

MINUTES

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #59/78 reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substan-

tially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

769-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of Building.

PREMISES AFFECTED—2271 Ryder Street, east side, 77.9 feet north of Avenue V, Block 8556, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #59/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P.

MINUTES

Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N. B. Applic. #59/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 350-80-BZ; and that all other laws, rules and regulations be complied with.

351-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2269 Ryder Street, east side, 103.9 feet north of Avenue V, Block 8556, Lot 6, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #58/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

770-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- Stair Widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

MINUTES

PREMISES AFFECTED—2269 Ryder Street, east side, 103.9 feet north of Avenue V, Block 8556, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #58/78, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 Bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #58/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 351-80-BZ; and that all other laws, rules and regulations be complied with.

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #57/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141.

2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R.

3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the non-compliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County

352-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2265 Ryder Street, east side, 129.9 feet north of Avenue V, Block 8556, Lot 10, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

MINUTES

Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

771-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2265 Ryder Street, east side, 129.9 feet north of Avenue V, Block 8556, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #57/1978 reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 building over 3 stories in height as per C26-604.8, Paragraph B of B.C.

2. Interior stairs must be of incombustible construction for J3 Building over 3 stories in height as per C26-604.8, Paragraph H of B.C.

3. Interior stairs must be enclosed in 2 hour incombustible construction for J3 building over 3 stories in height as/C26-604.8, Paragraph I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential buildings more than 3 stories in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #57/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 352-80-BZ; and that all other laws, rules and regulations be complied with.

353-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R4 district, a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2261 Ryder Street, east side, 155.9 feet north of Avenue V, Block 8556, Lot 12, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #56/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

MINUTES

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

772-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2261 Ryder Street, east side, 155.9 feet north of Avenue V, Block 8556, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #56/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #56/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 353-80-BZ; and that all other laws, rules and regulations be complied with.

354-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2259 Ryder Street, east side, 181.9 feet north of Avenue V, Block 8556, Lot 13, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #55/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25' 0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

MINUTES

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all

laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

773-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2259 Ryder Street, east side, 181.9 feet north of Avenue V, Block 8556, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #55/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, and acting on N.B. Applic. #55/1978, Objection Nos 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 354-80-BZ; and that all other laws, rules and regulations be complied with.

355-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2257 Ryder Street, east side, 199.9 feet north of Avenue V, Block 8556, Lot 14, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #54/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall sub-

stantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as shown above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

774-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- Stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2257 Ryder Street, east side, 199.9 feet north of Avenue V, Block 8556, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #54/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

MINUTES

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #54/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 355-80-BZ; and that all other laws, rules and regulations be complied with.

356-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, at a two family dwelling under construction, the conversion of the Cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2255 Ryder Street, east side, 225.9 feet north of Avenue V, Block 8556, Lot 16, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #132/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the non-compliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

775-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

MINUTES

PREMISES AFFECTED—2255 Ryder Street, east side, 225.9 feet north of Avenue V, Block 8556, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #132/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #132/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 356-80-BZ; and that all other laws, rules and regulations be complied with.

357-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 District, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2251 Ryder Street, east side, 251.9 feet north of Avenue V, Block 8556, Lot 17, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #131/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore is contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, that exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this develop-

MINUTES

ment, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

776-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2251 Ryder Street, east side, 251.9 feet north of Avenue V, Block 8556, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #131/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 building over 3 stories in height as per C26-604.8, Paragraph B of B.C.

2. Interior stairs must be of incombustible construction for J3 building over 3 stories in height as per C26-604.8, Paragraph H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 building over 3 stories in height as per C26-604.8, Paragraph I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential buildings more than 3 stories in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #131/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 357-80-BZ; and that all other laws, rules and regulations be complied with.

358-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2249 Ryder Street, east side, 269.9 feet north of Avenue V, Block 8556, Lot 18, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #130/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141.

2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R.

3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the non-

MINUTES

compliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

777-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2249 Ryder Street, east side, 269.9 feet north of Avenue V, Block 8556, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #130/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction or J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #130/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 358-80-BZ; and that all other laws, rules and regulations be complied with.

359-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2245 Ryder Street, east side, 295.9 feet north of Avenue V, Block 8556, Lot 19, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #129/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

MINUTES

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side set-back *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and

that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

778-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2245 Ryder Street, east side, 295.9 feet north of Avenue V, Block 8556, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #129/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #129/1978, Objection Nos. 1, 2, 3, and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 359-80-BZ; and that all other laws, rules and regulations be complied with.

360-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2243 Ryder Street, east side, 390.9 feet north of Avenue V, Block 8556, Lot 20, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

MINUTES

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #128/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall sub-

stantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work can be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

779-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2243 Ryder Street, east side, 390.9 feet north of Avenue V, Block 8556, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #128/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

MINUTES

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #128/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 360-80-BZ; and that all other laws, rules and regulations be complied with.

361-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2241 Ryder Street, east side, 328.3 feet north of Avenue V, Block 8556, Lot 21, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice; then to July 8, 1980, then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #127/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141.

2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R.

3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot

being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the non-compliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

780-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2241 Ryder Street, east side, 328.3 feet north of Avenue V, Block 8556, Lot 21, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #127/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #127/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 361-80-BZ; and that all other laws, rules and regulations be complied with.

362-80-BZ

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2237 Ryder Street, east side, 300 feet north of Avenue V, Block 8556, Lot 23, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in an R4 district; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 and March 24, 1980 acting on N.B. Applic. #126/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 4 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirement for an R4 zone and is contrary to Section 23-141."

"2. Proposed two family dwelling, 3 story and basement in height located in an R4 zone, exceeds the maximum height of 25'-0" for the front wall above the front yard line and therefore contrary to Sec. 23-631 of Z.R."

"3. Proposed two family dwelling exceeds 3 stories and 30'-0" in height and does not comply with the required side yard setback under Sec. 23-661 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the

MINUTES

Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

781-80-A

APPLICANT—Edward Lauria for Sierra Properties, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2237 Ryder Street, east side, 300.0 feet north of Avenue V, Block 8556, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #126/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #126/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 362-80-BZ; and that all other laws, rules and regulations be complied with.

363-80-BZ

APPLICANT—Edward Lauria for Josephine Gioe and Salvatore Castagna, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zon-

ing Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2280 Ryder Street, northwest corner of Avenue V, Block 8555, Lot 1, Borough of Brooklyn. Community Board # 18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980 after due notice by a publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980, acting on N.B. Applic. #169/77, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application

MINUTES

be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition*, that there shall be placed on all floors of each dwelling unit this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

782-80-A

APPLICANT—Edward Lauria for Josephine Gide and Salvatore Castagna, owners.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2280 Ryder Street, northwest corner of Avenue V, Block 8555, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #169/1997, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #169/1977, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 363-80-BZ; and that all other laws, rules and regulations be complied with.

364-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Harrison, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2276 Ryder Street, west side, 51.9 feet north of Avenue V, Block 8555, Lot 76, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #16/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball

MINUTES

Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the under-developed portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the non-compliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

783-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. M. Harrison, owners.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2276 Ryder Street, west side, 51.9 feet north of Avenue V, Block 8555, Lot 76, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #16/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, and acting on N.B. Applic. #16/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 364-80-BZ; and that all other laws, rules and regulations be complied with.

365-80-BZ

APPLICANT—Edward Lauria for Frances Pedone, owner.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2274 Ryder Street, west side, 76.7½ feet north of Avenue V, Block 8555, Lot 74, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #15/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating

MINUTES

a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street, south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and remove the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit;

and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

784-80-A

APPLICANT—Edward Lauria for Frances Pedone, owner.
SUBJECT—Application July 7, 1980—appeal for a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2274 Ryder Street, west side, 76.7½ feet north of Avenue V, Block 8555, Lot 74, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #15/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #15/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 365-80-BZ; and that all other laws, rules and regulations be complied with.

366-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. A. Mitrani, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2270 Ryder Street, west side, 101.6 feet north of Avenue V, Block 8555, Lot 72, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

MINUTES

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #14/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an 4R zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street, south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the being .808, and removes the noncompliance as to OSR, noncompliance as to floor area ratio to less than 10 percent, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further

limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

785-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. A. Mitrani, owners.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2270 Ryder Street, west side, 101.6 feet north of Avenue V, Block 8555, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #14/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #14/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that

MINUTES

the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 366-80-BZ; and that all other laws, rules and regulations be complied with.

367-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Moy, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2268 Ryder Street, west side, 125.4½ feet north of Avenue V, Block 8555, Lot 70, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #13/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street, south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the

noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side set-back *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

786-80-A

APPLICANT—Edward Lauria, P.E. for Mr. and Mrs. Moy, owners.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2268 Ryder Street, west side, 126'-4½" north of Avenue V, Block 8555, Lot 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #13/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #13/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 367-80-BZ; and that all other laws, rules and regulations be complied with.

368-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. DiTomasso, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and side, set back.

PREMISES AFFECTED—2264 Ryder Street, west side, 151.3 feet north of Avenue V, Block 8555, Lot 68, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #12/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board

consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

MINUTES

787-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. DiTomasso, owners.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2264 Ryder Street, west side, 151.3 feet north of Avenue V, Block 8555, Lot 68, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #12/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls of 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #12/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 368-80-BZ; and that all other laws, rules and regulations be complied with.

369-80-BZ

APPLICANT—Edward Lauria for Mr. J. Tomasino, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2262 Ryder Street, west side, 175.1½ feet north of Avenue V, Block 8555, Lot 67, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #11/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was created with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community

MINUTES

facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

788-80-A

APPLICANT—Edward Lauria for Mr. J. Tomasino, owner.

SUBJECT—Application July 7, 1980—appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2262 Ryder Street, west side, 175.1½ feet north of Avenue V, Block 8555, Lot 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #11/1978, reads:

"1. The design does not provide a minimum of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #11/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 369-80-BZ; and that all other laws, rules and regulations be complied with.

370-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. V. Sciarino, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2258 Ryder Street, west side, 201 feet north of Avenue V, Block 8555, Lot 65, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #10/78, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R." and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the under developed portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the non-compliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and

MINUTES

it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

789-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. V. Sciarino, owners.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2258 Ryder Street, west side, 201.0 feet north of Avenue V, Block 8555, Lot 65, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980 on N.B. Applic. #10/1978, reads:

"1. The design does not provide a minimum of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #10/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 370-80-BZ; and that all other laws, rules and regulations be complied with.

371-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. A. Quaranta, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2256 Ryder Street, west side, 225.10½ feet north of Avenue V, Block 8555, Lot 64, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #9/78 reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball

MINUTES

Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

790-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. A. Quaranta, owners.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2256 Ryder Street, west side, 225.10½ feet north of Avenue V, Block 8555, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #9/1978, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #9/1978, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 371-80-BZ; and that all other laws, rules and regulations be complied with.

372-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Guadagno, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2254 Ryder Street, west side, 250.9 feet north of Avenue V, Block 8555, Lot 62, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #191/77, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating

MINUTES

a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condi-*

tion that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

791-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. Guadagno, owners.

SUBJECT—Application July 7, 1980—Appeals from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2254 Ryder Street, west side, 250.9 feet north of Avenue V, Block 8555, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #191/1977, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #191/1977, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 372-80-BZ; and that all other laws, rules and regulations be complied with.

373-80-BZ

APPLICANT—Edward Lauria for Benedetto Salvatore and Isabel Calero, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2252 Ryder Street, west side, 275.7½ feet north of Avenue V, Block 8555, Lot 61, Borough of Brooklyn. Community Board #18BK.

MINUTES

APPEARANCES—

For Applicant: Edward Lauria.
For Opposition: Frank Seddio, C.B. #18BK.
For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #190/77, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .08, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application marked "Received July 18, 1980", 6 sheets;

and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

792-80-A

APPLICANT—Edward Lauria for Benedetto Salvatore and Isabel Calero, owners.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2252 Ryder Street, west side, 275.7½ feet north of Avenue V, Block 8555, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.
For Opposition: Frank Seddio, C.B. #18BK.
For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #190/1977, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of combustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #190/1977,

MINUTES

Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 373-80-BZ; and that all other laws, rules and regulations be complied with.

374-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. D. Dovek, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2248 Ryder Street, west side, 300.6 feet north of Avenue V, Block 8555, Lot 60, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #189/77, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building

with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980" 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

793-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. D. Dove, owners.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2248 Ryder Street, west side, 300.6 feet north of Avenue V, Block 8555, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #189/1977, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #189/1977, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 374-80-BZ; and that all other laws, rules and regulations be complied with.

375-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. J. Lafemina, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2246 Ryder Street, west side, 325.4½ feet north of Avenue V, Block 8555, Lot 59, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #188/77, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificates of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

MINUTES

794-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. J. Lafemina, owners.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2246 Ryder Street, west side, 325.4½ feet north of Avenue V, Block 8555, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #188/1977, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #188/1977, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 375-80-BZ; and that all other laws, rules and regulations be complied with.

376-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. F. Pinto, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2242 Ryder Street, west side, 350.3 feet north of Avenue V, Block 8555, Lot 58, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #187/77, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificate of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the

MINUTES

building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

795-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. F. Pinto, owners.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent, re- stair widths, stair construction, stair enclosure, thickness of bearing walls, height of building.

PREMISES AFFECTED—2242 Ryder Street, west side, 350.3 feet north of Avenue V, Block 8555, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. #187/1977, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per C26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N.B. Applic. #187/1977, Objection Nos. 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 376-80-BZ; and that all other laws, rules and regulations be complied with.

377-80-BZ

APPLICANT—Edward Lauria for Mr. and Mrs. Al Lockser, owners.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R4 district, at a two family dwelling under construction, the conversion of the cellar into a basement that creates non-compliance in floor area ratio, open space ratio, height of the front wall and the side, set back.

PREMISES AFFECTED—2240 Ryder Street, west side, 375.½ feet north of Avenue V, Block 8555, Lot 57, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 17, 1980, after the due notice by publication in the Bulletin; laid over to July 1, 1980; then to July 8, 1980; then to July 11, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on N.B. Applic. #186/77, reads:

"1. Proposed amendment for the subject J3 building changing the cellar to a basement, thereby creating a 3 story building does not comply with the minimum open space requirements and exceeds the maximum floor area requirements for an R4 zone and is contrary to Section 23-141 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the development of the east and west side of Ryder Street south of Avenue V, with thirty-one, two-family dwellings, two-story and basement in height, of Class II E construction (West Side) and three-story and basement in height of Class III B construction (East Side), was erected with excess floor area ratio, less than the required open space ratio, and exceeds the height limitation of the front wall which was created by raising the cellar level to a basement level, without garages; and

WHEREAS, the developer is also constructing a medical building on an oversized lot in Block 8556 on Lot 1, said lot being approximately 400 feet along the west side of Kimball Street, being 100 feet in depth, which lot abuts the residential development along the rear lot line of those dwellings on the east side of Ryder Street; and

WHEREAS, the developer has sold or is in contract to sell all of said dwellings in this development to innocent buyers who have invested or have committed their life savings to this purchase; and

WHEREAS, the creation of one zoning lot combining the underdeveloped portion of the lot of the medical building with the overdeveloped lots of the dwellings, reduces the noncompliance as to floor area ratio to less than 10 percent, being .808, and removes the noncompliance as to OSR, being 93.3; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Reso-

MINUTES

lution, to permit in an R4 district, at a two-family dwelling under construction, the conversion of the cellar into a basement that creates noncompliance in floor area ratio, open space ratio, height of the front wall and the side setback *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received July 18, 1980", 6 sheets; and *on further condition* that a deed restriction be placed on each dwelling lot prohibiting any increase in bulk of each dwelling and further limiting the use of each building to a maximum of two families, said deed shall be filed at the County Clerk's Office with the libre and page so noted on each Certificate of Occupancy issued for each building; and *on further condition* that a deed restriction be filed on Block #8556, Lot 1, size and location as above described, before any Certificate of Occupancy are issued for any dwelling in this development, said restriction shall prohibit the increase in bulk of the building and use of the building to community facility use, said deed restriction shall be filed at the County Clerk's Office with the libre and page number so noted on the Certificate of Occupancy; *on further condition* that before any further work be done on the medical building site and before any Certificate of Occupancy is issued the developer shall file with this Board plans indicating the size and use of the open space of the medical building site, including the details of the screening, security, lighting, paving and drainage of this site; *on further condition* that there shall be placed on all floors of each dwelling unit in this development a self-contained smoke detector unit; and *on further condition* that all exit stairs and public halls in all buildings three stories and basement in height be equipped with sprinkler heads connected to the domestic lines; that no Building Department permit shall be issued prior to 31 days from the certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

796-80-A

APPLICANT—Edward Lauria for Mr. and Mrs. Al Locker, owners.

SUBJECT—Application July 7, 1980—Appeal from a decision of the Borough Superintendent, re- Stair widths, Stair construction, Stair enclosure, Thickness of bearing walls, Height of building.

PREMISES AFFECTED—2240 Ryder Street, west side, 375.0½ feet north of Avenue V, Block 8555, Lot 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Lauria.

For Opposition: Frank Seddio, C.B. #18BK.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1980, on N.B. Applic. 186/1977, reads:

"1. The design does not provide a minimum width of 36" for interior stairs required for a J3 bldg. over 3 sty. in height as per 26-604.8 Para. B of B.C.

2. Interior stairs must be of incombustible construction for J3 bldg. over 3 sty. in height as per C26-604.8 Para. H of B.C.

3. Interior stairs must be enclosed in 2 hr. incombustible construction for J3 bldg. over 3 sty. in height as/C26-604.8 Para. I and Table 3-4 B.C.

4. Load bearing walls 8" in thickness are not permitted for residential bldgs. more than 3 sty. in height as per RS-10-1 B.C."

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner Philip B. Agusta, R. A. and Commissioner Harry M. Carroll, P.E.

Resolved, that the decision of the Borough Superintendent, dated July 3, 1980, acting on N. B. Applic. #186/1977, Objection Nos. 1, 2, 3 & 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 377-80-BZ; and that all other laws, rules and regulations be complied with.

430-80-BZ

APPLICANT—Joseph O. Giaimo for East 17th Street Loft Corporation, owner.

SUBJECT—Application March 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing nine story commercial building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—15 East 17th Street, south side, 216.10 feet east of 5th Avenue, Block 844, Lot 34, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Ellen Lowenthal, J. M. Lowenthal and Anne Marie Riccitell.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980;

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1980 acting on Alt. Applic. #1278-1978, reads:

"1. Proposed residence building (UG2) located in M1-5 district is contrary to Section 42-00 Z.R."

Note: There are no bulk or parking regulations for residence buildings.
and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M. has recommended approval of this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing nine story commercial building, the conversion of all floors above the first floor into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 21, 1980", 20 sheets and "July 18, 1980", 1 sheet *on further condition* that a smoke detector with a self contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station be installed

MINUTES

on each floor connected to an alarm that can be heard throughout the building; that 25% of the roof area be allocated as tenant recreational space; that the second floor be occupied with a conforming commercial or manufacturing non-hazardous establishment; that room layout be to the satisfaction of the Department of Buildings; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

431-80-BZ

APPLICANT—Joseph O. Giaimo for East 17th Street Loft Corporation, owner.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing eight story commercial building, the conversion of all floors above the first floor into a multiple dwelling.

PREMISES AFFECTED—16 East 17th Street, south side, 241.10 feet east of 5th Avenue, Block 844, Lot 33, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Ellen Lowenthal, J. M. Lowenthal and Anne Marie Riccitelli.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1980 acting on Alt. Applic. #1237/1979, reads:

"1. Proposed residence building (UG2) located in M1-5 district is contrary to Section 42-00 Z.R."

Note: There are no bulk or parking regulations for residence building;

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story commercial building, the conversion of all floors above the first floor into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 21, 1980", 19 sheets and "July 18 1980", 1 sheet *on further condition* that a smoke detector with a self contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station be installed on each floor

connected to an alarm that can be heard throughout the building; that 25% of the roof area be allocated as tenant recreational space; that the second floor be occupied with a conforming commercial or manufacturing non-hazardous establishment; that room layout be to the satisfaction of the Department of Buildings; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

433-80-BZ

APPLICANT—Sheldon Lobel for Louise Lipkin, owner.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, the erection of one story enlargement to an existing one family dwelling that encroaches into the required rear yard.

PREMISES AFFECTED—52-34 241st Street, west side, 266.17 feet north of 53rd Avenue, Block 8173 Lot 43, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Sheldon Lobel and Leon Lipkin.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application July 15, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in an R1-2 district; and

WHEREAS, the decision of the Borough Superintendent, dated February 21, 1980 acting on Alt. Applic. #816/1979, reads:

"1. Proposed enlargement, located within the rear yard required by an R1-2 zoning district, is contrary to Section 23-47 Z.R.";

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #11Q. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, the erection of a one story enlargement to an existing one family dwelling that encroaches into the required rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 21, 1980", 4 sheets and "June 20, 1980", 2 sheets and *on further condition* that the chimney be relocated to the south wall of this enlargement; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that all laws, rules and regulations applicable

MINUTES

be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

434-80-BZ

APPLICANT—Mok and Sonber for Korvettes Incorporated, owner, United States of Douglaston, Lessee.

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, within an existing shopping center, the conversion of one store into a roller skating rink and eating and drinking establishment without restriction.

PREMISES AFFECTED—242-02 61st Avenue, south side, 106.3 feet west of 245 Place, Block 8286, Lot 185, Douglaston, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Paul Mok.

For Opposition: None.

ACTION OF BOARD—Application *withdrawn* at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

437-80-BZ

APPLICANT—Leonard F. Rothkrug for Sidney Steinberg, Ruben Windmiller and Anthony Clemenza, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in an existing six story building that exceeds the permitted lot coverage, the conversion from lofts into joint living/working quarters for artists.

PREMISES AFFECTED—620 Broadway, east side, 86 feet north of East Houston Street, Block 522, Lot 4, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Doris Diether, C.B. #2M.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 19, 1980 acting on Alt. #703/1979, reads:

"1. Change of use from manufacturing to J.L.W.Q. for artists in M1-5B zoning district of a building exceeding 3600 sq. ft. on Broadway [actual lot coverage exceeds 5000 sq. ft.] is contrary to Section 42-14 D(b) Z.R.

2. Occupancy on 1st and 2nd floor to be used for J.L.W.Q. for artist is not permitted as per Section 42-14D(d) Z.R.";

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, the record shows that this building has been vacant for many years except for the 1st and 2nd floors which were occupied at times.

WHEREAS, even though many attempts were made to rent the top 4 floors they remained vacant for 15 years.

WHEREAS, this use would be permitted as of right in this district (M1-5B) if its area was limited to 3600 square feet.

WHEREAS, this building is only 2800 square feet facing each street frontage, and

WHEREAS, this building is extremely narrow in width (27 foot average) making it obsolete for commercial uses.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution to permit in an M1-5B district, in an existing six story building that exceeds the permitted lot coverage, the conversion from lofts into joint living/working quarters for artists on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 25, 1980", 7 sheets and "July 17, 1980", 3 sheets *on further condition* that a smoke detector with a self contained alarm be installed in each apartment, that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station be installed on each floor connected to an alarm that can be heard throughout the building, that 25% of the roof area be allocated as tenant recreational space; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

444-80-BZ

APPLICANT—Alphonse J. Calvanico, for Foodarama Supermarkets Incorporated, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution, to permit in a C8-1 (SRD) district, within a special district, the erection of a one story enlargement to an existing supermarket that encroaches on the railroad right of way setback and does not comply with the site tree regulation.

PREMISES AFFECTED—4343 Amboy Road, north side, 95 feet west of Old Amboy Road, Block 5497, Lot 7, Eltingville, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: David C. Winters.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1980 acting on Alt. Applic. #337/1979, reads:

"1. The proposed enlargement of an existing building involving the addition of more than 1,000 sq. ft. of floor area without providing on site trees of at least 3" caliper on the zoning lot at the rate of one tree for each 1,000 sq. ft. of lot area is contrary to Section 107-322(a) of the zoning resolution.

2. The proposed development on a zoning lot immediately adjacent to the Staten Island Rapid Transit right of way without providing a building set back of at least 20 feet in depth along the lot line adjacent to the right of way with one tree of at least 3" caliper for each 400 square feet of such building set back area, within the set back area is contrary to Section 107-253 of the zoning resolution.

3. The proposed enlargement of an existing parking area without providing one tree of 3" caliper or more, preexisting or newly planted, for each four parking spaces is contrary to Section 107-484 of the zoning resolution";

and

WHEREAS, Community Board #3 Staten Island has recommended approval of this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C8-1. (SRD) district, within a special district, the erection of a one story enlargement to an existing supermarket that encroaches on the railroad right of way setback and does not comply with the site tree regulations *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 25, 1980", 2 sheets and "July 17, 1980", 1 sheet and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

445-80-A

APPLICANT—Alphonse J. Calvanico, for Foodarama Supermarket, owner.

SUBJECT—Application March 20, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4343 Amboy Road, north side, 95 feet west of Old Amboy Road, Block 5497, Lot 7, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1980, on Alt. Applic. #337/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewer into which discharge is feasible is located within 500 feet of the

property is contrary to Section P110.2(c)2 RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 20, 1980 acting on N.B. Applic. #337/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "March 20, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

452-80-BZ

APPLICANT—Harry Soled for Steven Seidenfeld, owner.

SUBJECT—Application March 31, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a two story, one family dwelling that encroaches into the required front, side and rear yard.

PREMISES AFFECTED—1734 47th Street, south side, 270 feet east of 17th Avenue, Block 5444, Lot 16, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Harry Soled and Steven Seidenfeld.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Cincotta and Commissioner Wolf 5

Negative: Commissioner Walsh 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980 after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 26, 1980 acting on N.B. Applic. #25/80, reads:

"1. Proposed 2 story-1 family dwelling requires an 18'-0" front yard in an R5 zone as per Section 23-45 of Z.R.

2. Proposed 1 family dwelling in an R5 zone requires 2 side yards and one at 5'-0", one at 8'-0" as per Section 23-461 Z.R.

3. Proposed 1 family dwelling in an R5 zone requires a 30'-0" rear yard as per Section 23-47 of Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E., and

MINUTES

WHEREAS, Community Board #12BK, has recommended approval of this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a two story, one family dwelling that encroaches into the required front, side and rear yards *on condition* that all work substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 31, 1980", 7 sheets and *on further condition* that access to the garage be to the satisfaction of the Department of Buildings; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

453-80-BZ

APPLICANT—Martyn and Don Weston for Jolly House Studios, Incorporated, owner.

SUBJECT—Application March 31, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing eight story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—23 East 20th Street, north side, 113.1 feet east of Broadway, Block 849, Lot 20, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: J. Donald Weston.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980 after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1980 acting on Alt. Applic. #1462, reads:

"1. Proposed residence building located in M1-5 district is contrary to Section 42-00 Z.R."

Note: There are no bulk or parking regulations for this occupancy;

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A., and

WHEREAS, Community Board #5M has recommended approval of this application.

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution,

limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story building, the conversion of all floors above the first floor from lofts into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked received "March 31, 1980", 5 sheets and "July 16, 1980", 1 sheet and *on further condition* that a smoke detector with a self contained alarm be installed in each apartment; that a sprinkler system be installed throughout the building; that the two existing fire escapes be maintained with street termination to the satisfaction of the Department of Buildings; that a manual fire alarm station be installed on each floor connected to an alarm that can be heard throughout the building; that 25% of the roof area be allocated as tenant recreational space; that the second floor be occupied with a conforming commercial or manufacturing non-hazardous establishment; that all laws rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

454-80-A

APPLICANT—Martyn and Don Weston for Jolly House Studios Incorporated, owner.

SUBJECT—Application March 31, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—23 East 20th Street, north side, 113.1 feet east of Broadway, Block 849, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: J. Donald Weston.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1980, on Alt. Applic. #1462/79, reads:

"3. Provide proper egress for Apts. as per Sec. 277 (9) M.D.L."

and

WHEREAS, the premises had a site evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.

Resolved, that the order and decision of the Borough Superintendent, dated March 28, 1980, acting on Alt. Applic. #1462/1979, Objection No. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under calendar 453-80-BZ and that all other laws, rules and regulations be complied with.

508-80-BZ

APPLICANT—Sandor Weiss for Hebrew Academy of Special Children, owner.

SUBJECT—Application April 14, 1980—decision of the Borough Superintendent, under Sections 72-21 and 73-19 of the Zoning Resolution, to permit in an M1-1 district, in an existing two story building occupied as a trade school, community center and occupational training center, the maintenance of the additional use to include a school.

PREMISES AFFECTED—6220 14th Avenue, northwest corner of 63rd Street, Block 5733, Lot 44, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Sandor Weiss and Bernard Kahn.

For Opposition: Thomas O'Shaughnessy.

MINUTES

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 22, 1980, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 13, 1980 acting on Alt. Applic. #261/1980, reads:

"1. Change of use from trade school and occupational training center, use group 9, and community center, use group 4, to a trade school and occupational training center, use group 9, and a school, use group 3, is not permitted as of right in an M1-1 district pursuant to Section 42-10 of the Zoning Resolution."

and

WHEREAS, Community Board #10BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 73-19 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make the required findings and *grant a Special Permit* under Section 73-19 of the Zoning Resolution, to permit in an M1-1 district, in an existing two-story building occupied as a trade school, community center and occupational training center, the maintenance of the additional use to include a school on condition that all work shall substantially conform to drawings filed with this application, marked "Received April 14, 1980", 5 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each classroom and on each level; that a full sprinkler system be installed throughout the building; that the maximum student enrollment not exceed 100 persons; that exits from the second floor storage room be to the satisfaction of the Building Department; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Commissioner Carroll,
Commissioner Cincotta and Commissioner Wolf 4

Negative: Vice Chairman Agusta, Commissioner Walsh. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 25, 1980 acting on Alt. Applic. #2232/1963, reads:

"1. The proposed amusement arcade, Use Group 15, located within a C8-1 zone, is contrary to Section 32-24 S.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C8-1 district, in conjunction with the use of an existing one-story building as a restaurant, the addition to the uses to include an amusement arcade *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 17, 1980", 2 sheets, and "July 11, 1980", 3 sheets; and *on further condition* that this variance shall be limited to a term of one year; that the hours of operation be limited to from 10:00 A.M. to 11:00 P.M., Monday through Saturday and 12:00 Noon to 8:00 P.M. on Sunday; that no school-age students be admitted prior to 3:30 P.M. on school days; that the owner shall provide adult supervision and security at all times; that the amusement machines be restricted to games of skill; that there shall be no loitering, gambling or prizes awarded; that accessory business signs comply with the C8 regulations; that proper screening will be provided in accordance with the Zoning Resolution to protect the residential property owners; that all lighting will be directed away from the residential area; that no Building Department permit shall be issued until 31 days from the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

519-80-BZ

APPLICANT—Dominick Salvati and Son, for QYGX Corporation, owner, 58th Queens Boulevard, Food Corporation, lessee.

SUBJECT—Application April 16, 1980—decision of the Borough Superintendent, under Sections 72-21 and 72-01 of the Zoning Resolution, to permit in a C8-1 district, in conjunction with the use of an existing one story building as a restaurant, the addition to the uses to include an amusement arcade.

PREMISES AFFECTED—58-01 Queens Boulevard, northeast corner of 58th Street, Block 1334, Lot 1, Elmhurst, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: Anthony Salvati and Harriet Jacobs.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

549-80-BZ

APPLICANT—Sheldon Lobel for Lana Estates, Incorporated, owner.

SUBJECT—Application April 18, 1980—decision of the Borough Superintendent under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the enlargement in lot area of an existing office building site to be occupied with accessory parking.

PREMISES AFFECTED—175-05/21 Horace Harding Expressway, northwest corner of 175th Place, Block 6889, Lots 37 and 46. Fresh Meadows, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

MINUTES

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 27, 1980 acting on Alt. Applic. #83/1980, reads:

"1. Proposed accessory parking for a U.G. 6 in a R3-2 zone is contrary to Section 22-00 of the Zoning Resolution".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #11Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-2 and R3-2 district, the enlargement in lot area of an existing office building site to be occupied with accessory parking *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 18, 1980", 3 sheets; *on further condition* that this variance shall lapse with any change in the Telephone Company occupancy; that a plan detailing the parking layout and landscaping be submitted to this Board for approval prior to the issuance of a Building Permit; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

574-80-BZ

APPLICANT—Lindenbaum and Young for LaGrenouille, Incorporated, owner.

SUBJECT—Application April 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C5-3 district, the erection of a second floor enlargement to an existing three story restaurant and office building that encroaches into the rear yard.

PREMISES AFFECTED—Three East 52nd Street, north side, 130 feet east of Fifth Avenue, Block 1288, Lot 6, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Joseph B. Klein.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1980 acting on Alt. Applic. #302/1980, reads:

"1. Proposed extension of the 2nd story in the rear yard in C5-3 zoning district requires 20 ft. minimum rear yard as per Section 33-26 and contrary to Section 33-32 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-21 and 72-01(b) of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Sections 72-21 and 72-01(b) of the Zoning Resolution, to permit in a C5-3 district, the erection of a second floor enlargement to an existing three-story restaurant and office building that encroaches into the rear yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 24, 1980", 2 sheets, and "July 17, 1980", 3 sheets; and *on further condition* that structural support of the roof tank be to the satisfaction of the Department of Buildings; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

577-80-BZ

APPLICANT—Lama and Vassalotti for Contract Vendee, Louis Rosenberg.

SUBJECT—Application April 24, 1980—decision of the Borough Superintendent, under Section 11.413 of the Zoning Resolution to permit in an R6 district, the change in use of an existing automotive service station previously before the Board into a retail store and eating and drinking establishment.

PREMISES AFFECTED—369/377 Kings Highway, 1750/1760 West 3rd Street, northwest corner, Block 6653, Lot 27, Borough of Brooklyn. Community Board #11BK.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated April 18, 1980 acting on Alt. Applic. #371/1980, reads:

"1. The proposed change of use of an existing non-conforming use of Gasoline Service Station—Use Group

MINUTES

16 located in an R6 district, previously permitted by the BS&A under Cal. No. 561-40-BZ-Vol. II, to a Retail Store-Eating and Drinking Establishment-Use Group 6, now permitted under Section 52-332 Z.R. requires approval by the BS&A";

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, P.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the Board finds that this is an appropriate case in which to permit under Section 11-413 of the Zoning Resolution, the change in use of the present building.

Resolved, that the Board of Standards and Appeals does hereby permit under Section 11-413 of the Zoning Resolution, in an R6 district, the change in use of an existing automotive service station previously before the Board into a retail store and eating and drinking establishment on condition that all work shall substantially conform to drawings filed with this application marked received "April 24, 1980", 3 sheets; and on further condition that this special permit shall be limited to a term of 10 years; that the hours of operation be restricted to 6 AM to 12 Midnight Sunday through Thursday and 6 AM to 1 AM Friday and Saturday and that all laws, rules and regulations applicable be complied with and that substantial construction be completed within one year from the date of this resolution.

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Sections 72-01(b) and 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Sections 72-01(b) and 72-21 of the Zoning Resolution, to permit in an R8 district, the enlargement in area of an existing 17-story hotel and the addition to the uses to include limited cabaret on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received May 6, 1980", 6 sheets; on further condition that this variance shall be limited to a term of 5 years; that the hours of operation conform with State Liquor Authority regulations; that this use shall lapse with any change in ownership or control; that the cabaret use be restricted to patron dancing accessory to the restaurant establishment to live music including a vocalist; that the noise level comply with Local Law #64/1979; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 4:35 P.M.

ALAN D. GERSHUNY, *Executive Director*

619-80-BZ

APPLICANT—Max Simon for Holiday Inn of America, owner, (Franchise: New York Motel Enterprises, Incorporated).

SUBJECT—Application May 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the enlargement in area of an existing seventeen story hotel and the addition to the uses to include limited cabaret.

PREMISES AFFECTED—423-37 West 56th Street, 426 West 57th Street, south side, 300 and 275 feet north of 10th Avenue, Block 1066, Lots 12, 13, 14, 15, 16, 17, 18, 19, 46, 47, 48, 49, 50, 51 and 148, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Norman Levy.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin; laid over to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 21, 1980 acting on Alt. Applic. #326/1977, reads:

"1. Proposed Eating and Drinking Establishment with no restrictions on entertainment and dancing in a hotel, Use Group 10, in an R8 (CL) District is contrary to 22-00 of Zoning Resolutions".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A.; and

REGULAR MEETING

TUESDAY AFTERNOON, JULY 22, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

224-72-SM

APPLICANT—American Standard, Incorporated, owner.

SUBJECT—Additional bathtubs.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

224-72-SM: Amendment to resolution to include additional bathtubs.

American Standard, Inc., New Brunswick, New Jersey, requested that the resolution adopted May 30, 1972 and amended through October 5, 1976 under Calendar Number 224-72-SM be reopened and amended to include additional bathtubs.

PROPOSED USE: Bathtubs.

DESCRIPTION: The additional bathtubs are Models 2706.010/.036 Ellisse and 2708.016/.036 Ellisse Grand. They are made of gel coated, glass fiber reinforced, flame resistant polyester material. The additional models are similar to those which were previously approved, but differ in dimensions and configuration.

MINUTES

The model designations of some of the previously approved bathtubs have been changed as follows:

Previous Model Designation	New Model Designation
2146.132	2146.264
2146.140	2146.272
2146.033	2146.306
2146.041	2146.314

The following previously approved bathtubs are no longer manufactured and are being deleted: Models 2144.012, 2144.020, 2144.103, 2144.111, 134-2, 136, 2136, 148 and 160.

Therefore, the list of approved models, including the two additional models is as shown:

Shower/wall	2151.017 (132)
Shower/wall	2152.017 (136)
Shower/wall	2156.016/.032 (148)
Shower/wall	2156.024/.040 (160)
Tub/wall	2146.223/.231 (170)
Tub/wall	2146.264/.272 (270)
Tub/wall	2146.306/.314 (370)
Tub	2140.010/.028 (456)
Tub	2704.013 (SB)
Tub	2701.159/.167 (6 ft.)
Tub	2701.225 (7 ft.)
Tub	2706.010/.036 Ellisse
Tub	2708.016/.036 Ellisse Grand
Tub	2224.012/.020 Penbrooke II

INSPECTION AND TEST: The additional bathtubs have been tested and approved by the International Association of Plumbing and Mechanical Officials (File No. 1271).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted May 30, 1972 and amended through October 5, 1976 under Calendar Number 224-72-SM be reopened and amended to include additional bathtubs, Models 2706.010/.036 Ellisse and 2708.016/.036 Ellisse Grand, and to revise the list of approved models to read as shown above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 224-72-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

274-74-SA

APPLICANT—Grunau Sprinkler Manufacturing Division,
owner,

SUBJECT—Additional orifice size of automatic sprinkler.

APPEARANCES—

For Applicant: None

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
274-74-SA: Amendment to resolution to include additional orifice size of automatic sprinkler.

Grunau Sprinkler Manufacturing Division, South Milwaukee, Wisconsin, requested that the resolution adopted December 3, 1974 and amended through July 5, 1977 under Calendar Number 274-74-SA be reopened and amended to include an additional orifice size of automatic sprinkler.

PROPOSED USE: Automatic sprinkler head.

DESCRIPTION: The previously approved Model P.H. Concealed Automatic Sprinkler was approved with a 1/2" orifice size. The addition orifice size is 17/32".

The cover plate is used for both orifice sizes. The plate is 2 3/4" or 3 1/4" in size and is available in a variety of metallic and painted finishes.

INSPECTION AND TEST: The sprinkler head with a 17/32" orifice has been tested and approved by Underwriters' Laboratories (File Ex 673).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted December 3, 1974 and amended through July 5, 1977 under Calendar Number 274-74-SA be reopened and amended to include an additional orifice size 17/32", for the Model P.H. Concealed Automatic Sprinkler, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 274-74-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

524-77-SA

APPLICANT—Faraday, Incorporated, owner.

MINUTES

SUBJECT—Additional gauge of wire.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

524-77-SA: Amendment to resolution to include additional gauge of wire.

Faraday, Incorporated, Tecumseh, Michigan, requested that the resolution adopted November 1, 1977 and amended through April 29, 1980 under Calendar Number 524-77-SA be reopened and amended to include an additional gauge of wire.

PROPOSED USE: Wire for signal circuits of fire alarm control units.

DESCRIPTION: The additional wire is No. 14 gauge, instead of No. 12 gauge, for signal circuits of the following fire alarm control units: Models 15000, 15001A, 15004, and 7800. The terminal strips on the signal circuit modules of these units are more compatible with No. 14 gauge wire than with No. 12 gauge wire. The lack of available space allows the No. 14 gauge wire to be tightened with more torque.

INSPECTION AND TEST: The use of No. 14 gauge wire has been recommended for approval by the Division of Fire Prevention. The rated carrying capacity of No. 14 gauge wire, 15 amperes, is five times the maximum current used by the control units.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 1, 1977 and amended through April 29, 1980 under Calendar Number 524-77-SA be reopened and amended to include the use of No. 14 gauge wire for the signal circuits of Faraday fire alarm control units, Models 15000, 15001A, 15004, and 7800, on condition that all uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17-3 of the Building Code of the City of New York, Fire Prevention Directives, and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 524-77-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

600-77-SM

APPLICANT—The Inca Company, owner.

SUBJECT—Additional uses of surface bonding cement.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF THE BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 600-77-SM: Amendment to resolution to include additional uses of surface bonding cement.

The Inca Company, Wilkes-Barre, Pennsylvania, requested that the resolution adopted October 4, 1977 under Calendar Number 600-77-SM be reopened and amended to include additional uses of surface bonding cement.

PROPOSED USE: Surface bonding cement for construction of concrete masonry unit walls without mortar.

DESCRIPTION: The previously approved material, Surewall Surface Bonding Cement, is a glass fiber reinforced portland cement that permits the construction of concrete masonry unit walls without mortar. The first and last courses of block are laid in a full bed of mortar. The intermediate courses of block are stacked dry (without mortar). Surewall Surface Bonding Cement is sprayed or trowelled on both sides of the block wall to a minimum thickness of $\frac{1}{8}$ ".

The additional uses of Surewall Surface Bonding Cement are as follows:

1. The cement is used for walls which are constructed as described above.
2. The cement is used for walls up to 16 feet or two stories in height with 12" block.
3. The cement is used for interior and exterior walls.
4. The cement is used for non-load bearing and load bearing walls, on condition that the walls shall comply with the following design criteria:
 - a. Compressive stress on the gross area shall not exceed 50 psi.
 - b. Shear stress shall not exceed 10 psi.
 - c. Tensile stress in flexure shall not exceed 18 psi in the vertical span and 30 psi in the horizontal span.
 - d. Reinforced masonry shall be designed as composite walls, using existing values for steel, grout and masonry, except that the compressive value for masonry using Surewall Cement shall not exceed 85% f'm.

INSPECTION AND TEST: The additional uses described above are supported by testing as shown in the following approvals: Southern Building Code (No. 71145) and State of New York, Division of Housing and Community Renewal (No. 424-75-MC).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 4, 1977 under Calendar Number 600-77-SM be reopened and amended to include the additional uses described above of Surewall Surface Bonding Cement, on condition that all uses, locations, and installations shall comply with the applicable requirements of the following:

1. The design criteria listed above.
2. The requirements for masonry of American National Standards Institute (ANSI) No. 41.1.
3. The Building Code of the City of New York.
4. The original resolution adopted under this Calendar Number; and on the following additional conditions:

MINUTES

5. All block used with Surewall shall be load bearing block.

6. The maximum height of walls using 8" block and Surewall shall be 12'.

7. The mortar used for the top joint shall be treated with a joint reinforcement material.

8. All installations shall be subject to the "controlled inspection" requirements of the Building Code.

9. The inspections shall cover the proper stacking and uniform bearing of loads on the blocks and factors which can affect the uniformity, such as uniform size of blocks and whether the block surfaces are clear and free of debris.

10. All Surewall installations shall include control joints, with a maximum spacing as deemed adequate by the manufacturer.

11. A sketch shall be submitted for inclusion in this file which shows the conditions of this approval and the details of installation. A copy of the sketch shall be submitted to the Department of Buildings with each installation application.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 600-77-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

834-77-SA

APPLICANT—The Gamewell Corporation, owner.

SUBJECT—Change of corporate name and ownership and to include additional fire alarm equipment.

APPEARANCES—

For Applicant: Burton D. Myers.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
834-77-SA: Amendment to resolution to show change of corporate name and ownership and include additional fire alarm equipment.

The Gamewell Corporation, Medway, Massachusetts, requested that the resolution adopted April 25, 1978 under Calendar Number 834-77-SA be reopened and amended to show a change of corporate name and ownership and to include additional fire alarm equipment.

PROPOSED USE: Class E fire alarm equipment.

DESCRIPTION: The previous applications were filed under Casey Sound Systems, Inc., for Gamewell/Alarmtronics, A Division of Gulf Western Manufacturing Company, Marlborough, Massachusetts, and under Gamewell, Inc., Marlborough, Massachusetts. Under the present ownership, the applicant is known as The Gamewell Corporation, Medway, Massachusetts.

The following additional modules were previously approved under Calendar Number 440-74-SA:

67017	Audevac I consisting of:
67021	Audio Communication Module
67022	Tone Control Module
67024	Amplifier Module
67023	Output Control Module
67025	Power Supply Module
67018	Audevac II consisting of:
67021	Audio Communication Module
67026	Zone Select Switch Module (10 circuits)
67022	Tone Control Module
67023	Output Control Module
67030	Audible Fault Indicator Module
67028	Supervisory Card Rack
67027	Speaker Circuit Supervisory Card
67096	Common Trouble Card
67029	Fault Indicator Supervisory Card
67024	Amplifier Module
67034	Relay Rack Mounted (10 circuits)
67035	Relays
67025	Power Supply Module
67019	Audevac III consisting of:
67021	Audio Communication Module
67026	Zone Select Switch (10 circuits)
67031	Firefighter's Telephone Control Module (10 switches)
67022	Tone Control Module
67023	Output Control Module
67030	Audible Fault Indicator Module
67028	Supervisory Card Rack
67027	Speaker Circuit Supervisory Card
67096	Common Trouble Card
67029	Fault Indicator Supervisory Card
67020	Telephone Power Supply
67034	Relay Rack Module (10 circuits)
67035	Relays
67024	Amplifier Module
67025	Power Supply Module
A-M677	Flexalarm III Consisting of:
67142	Cabinet Frame
67143	Cabinet Frame
67144	Cabinet Frame
67139	Box
67140	Box
67141	Box
29925	Module A, A.C. Alarm Circuit Module
29918	Module BB, Common Control Panel
29923	Module C, Zone Signal Initiating Circuit Module
29926	Module D, D.C. Alarm Circuit Module
29919	Module EE, Common Control Module
29924	Module F, Signal Zone Initiating Circuit Module
29939	Module K, Auxiliary Relay Module
29922	Module S, Smoke or Auxiliary Power Module
29946	Module X, Matrix Module for Selective Zone Signalling
29920	Four Zone Initiating Circuit Module
67036-F	Flush Speaker

MINUTES

67036-S	Surface Speaker
67036-SF	Semiflush Speaker
67036-WP	Weatherproof Speaker
67033	Warden Station with armored Cable
M46-13	Fire Alarm Station N.C. Contracts
M46-14	Fire Alarm Station N.C. Contacts
M46-15	Fire Alarm Station D.P.D.T. Contacts
M46-16	Fire Alarm Station N.O. Contacts
M46-17	Fire Alarm Station D.P.D.T. Contacts
M46-18	Fire Alarm Station N.O. and N.C. Key Switch
M46-19	Fire Alarm Station D.P.D.T. and N.C. Key Switch
M46-20	Fire Alarm Station D.P.D.T. and 200 OHM Resistor and N.C. Key Switch
M46-21	Fire Alarm Station N.O. and 200 OHM Resistor
M46-22	D.P.D.T. and 200 OHM Resistor
28762	Surface Box
27060	Break Glass Rod
MD-130	Weatherproof Gasket
Ion II	Ionization Smoke Detector
Ion II S	Duct Adaptor
M7006	Remote Annunciator

The remaining additional modules are part of the Flexalarm III Fire Alarm System and Flexalert Voice Communications and Floor Warden System which were previously approved under this Calendar Number. The Flexalarm III can be used independently as a fire alarm, smoke detection, or sprinkler alarm system, or it can be Combined with the Flexalert Voice Communications and Floor Warden System to meet the requirements of Local Law No. 5 of 1973 for Class E fire alarm systems.

The additional Flexalarm and Flexalert modules are as follows:

68123-1	Module AA 100W Amplifier
M69	Station, Century N.C. SPST
67920	Double Action Station (Cover for Above)
30018	PC Board Assembly "VI" Flexalert
30044	Panel Assembly "L" Flexalert
30049	Panel Assembly "J" Common Telephone
30050	Panel Assembly "N" Flexalert
30051	P.C. Board "N1" Telephone Select
30052	P.C. Board "N2" Telephone Supervision
30072	Panel Assembly "VS" Fan Status Switch
30073	P.C. Board Assembly "VS-1" Switch Module
30074	Panel Assembly I Flex III—Two Wire Interface 8 Zones
3075	P.C. Board Assembly II Flex III—4 Zone Daughter Board
30137	Panel Assembly XABS
67563-FS	"Fire" Sign for Local Law #5/73 System
67563-FAS-1	"Fire" Assembly—Lamp Holder Assembly
30087	Fire Warden Station Cabinet
30066-2	Handset Panel + PC Board Assembly w/LED + Armor Cable
30087-2	Fire Warden Cabinet for Local Law 5/73 (No Lock)
30047-4	Fire Warden Station Complete (For LL5/73—LED Assembly)
29939	Auxiliary Module "K" (49883—Relay Socket 29939—Chassis)
30047-5	Surface Mount—Fire Warden Station Complete (For Local Law 5/73—L.E.D. Assembly)
30089,1,2	Backlighted Annunciator
30077,1,2,3	Backlighted Annunciator
30078,1,2,3	Backlighted Annunciator
30093	24 Lamp P.C. Assembly Board
30094	48 Lamp P.C. Assembly Board
67813-2	Blank Switch Plate
30090	48 Lamp w/Test & P.S.
67813-1	Horizontal Switch Plate
67813	Vertical Switch Plate

30091	48 Lamp w/Test Extender
30092	24 Lamp w/Test Extender

The Gamewell Corporation has created a series of part numbers for Wheelock Transducers that are presently listed under Calendar No. 426-75-SA. Wheelock Signals has agreed to allowing The Gamewell Corporation to establish part numbers for these Transducers. A cross reference of part numbers is as follows:

Gamewell	Wheelock
68462	807
68464	807+WS-24R
68465	F807+WS-24R
68466	VF807+WS-24R

The Class E system uses speakers which were previously approved for such systems for Atlas Sound Company under Calendar Number 57-74-SA. The Gamewell designations for the speakers and the corresponding Atlas designations are as follows:

Gamewell	Atlas
68139	VT-157UCE
68140	VT-158UE
68141	VT-27UCE
68142	VTF-157UCE
68143	VTF-27UCE
68144	VTF-158UE

INSPECTION AND TEST: The fire alarm equipment has been tested and approved by Underwriters' Laboratories and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted April 25, 1978 under Calendar Number 834-77-SA be reopened and amended to show a change of corporate name and ownership to The Gamewell Corporation, Medway, Massachusetts, and to include the additional Class E fire alarm equipment listed above, on condition that all uses, location, and installations shall comply with the applicable requirement of Article 17 and RS 17-3, 17-3A and 17-3B of the Building Code of the City of New York, the Fire Prevention Code, and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 834-77-SA."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.
Asst. Arch.,
Committee on Test

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

MINUTES

892-78-SM

APPLICANT—Simplex Time Recorder Company, owner.
SUBJECT—To include additional fire alarm equipment.

APPEARANCES—

For Applicant: Francis X. Brady.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
892-78-SM: Amendment to resolution to include additional fire alarm equipment.

Simplex Time Recorder Company, Gardner, Massachusetts, requested that the resolution adopted February 5, 1980 under Calendar Number 892-78-SM be reopened and amended to include additional fire alarm equipment.

PROPOSED USE: Class E fire alarm equipment.

DESCRIPTION: The equipment is the 2001 Series, and includes some modifications and additions in individual components of the 2001 Series previously approved. The equipment can be used independently or in conjunction with the previously approved High Rise Voice Communications and Floor Warden System, Series 2001 (Calendar Number 1200-79-SM) to meet the requirements for Class E fire alarm systems.

The components of the system are as follow :

2001-1007	alarm/trouble control
2001-1008	alarm/trouble control
2001-1009	alarm/trouble control
2001-1017	box circuit
2001-1018	box circuit
2001-1019	box circuit
2001-1020	box circuit
2001-1021	box circuit
2001-1022	box circuit
2001-2039	remote station
2001-2040	remote station
2001-2041	remote station
2001-2042	remote station
2001-2043	remote station
2001-2044	remote station
2001-2046	remote station
2001-2065	battery monitor
2001-2066	battery monitor
2001-2075	signal circuit
2001-2072	signal circuit
2001-2071	signal circuit
2001-2035	fuse and reset
2001-3071	battery
2001-3072	battery
2001-3011	auxiliary relay module
2001-3045	one minute inhibit feature
2001-2076	alarm initiating circuit
2001-1011	indicating device alarm bell module
2001-1040	remote connection module
2001-1041	remote connection module
2001-1042	remote connection module
2001-1043	remote connection module

2001-1045	remote connection module
2001-1059	regulator module
2001-1069	battery monitor module
2001-1070	battery monitor module
2001-1075	alarm indicating circuit module
2001-1076	alarm indicating circuit module
2001-1077	alarm indicating circuit module
2001-3002	battery charger
2001-1088	fuse reset module
2001-1089	multifunction switch
2001-2001	alarm and trouble control
2001-2002	alarm and trouble control
2001-2003	alarm and trouble control
2001-2004	alarm and trouble control
2001-2010	indicating device circuit module
2001-2011	indicating device alarm bell module
2001-2012	indicating device circuit module
2001-2013	indicating device circuit module
2001-2014	indicating device circuit module
2001-2016	indicating device circuit module
2001-2073	alarm indicating circuit
2001-2074	alarm indicating circuit
2001-2077	alarm indicating circuit assembly
2001-2086	remote reset module
2001-2087	annunciator interface
2001-2088	annunciator monitor module
2001-2089	LED test
2001-3042	timer
2001-3043	timer
2001-3044	timer
2001-3049	code transmitter
2001-3050	code transmitter
2001-3051	coder interlock
2001-3052	waterflow sprinkler
2001-3076	terminal connector
2001-3080	120 AC input (small F.A.) 24 VDC
2001-3081	120 AC input (small F.A.) 24 VAC
2001-3082	240 AC input (small F.A.) 24 VDC
2001-6014	single amplifier
2001-3054	transformer assembly
2001-3055	transformer assembly
2001-3073	battery
2001-3074	battery

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (File S771) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted February 5, 1980 under Calendar Number 892-78-SM be reopened and amended to include the revised 2001 Series equipment listed above for Class E fire alarm system use under the provisions of Article 17 and RS 17-3A and 17-3B of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 892-78-SM".

MINUTES

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.
Asst. Arch.,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

689-80-SA

APPLICANT—Simplex Time Recorder Company, Owner.
SUBJECT—Class E. Fire alarm system.

APPEARANCES—

For Applicant: Francis X. Brady.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
689-80-SA: Simplex Time Recorder Company, Gardner, Massachusetts, filed for approval of the 2100 Series multiplex Class E fire alarm system equipment under the provisions of Article 17 and RS 17-3 of the Building Code of the City of New York.

PROPOSED USE: Class E fire alarm system.

DESCRIPTION: The multiplex 2100 Series consists of a central processing unit (CPU) and remote transponders. The system is combined with the previously approved high rise communication equipment and floor warden telephone equipment (Calendar Number 1200-79-SA) to meet the Class E requirements.

The CPU includes a cathode ray tube (CRT) and keyboard. It continuously monitors the transponders and indicates, on the CRT, any change of status. Alarms are shown on the CRT, sound a tone-alert, and light an alarm lamp. The channels are continuously supervised for grounds, opens, shorts, and transponder failures. The CPU has four hours of standby battery power. The CPU is available in a desk configuration or upright style.

The transponders interface the CPU with the alarm and status inputs. They continuously supervise the alarm input circuits and report an alarm, open circuit, ground condition, loss of power, and transfer to standby batteries. The normal transponder power supply is 120 volts AC, 3 amps, 60 Hz. A 24 hour battery supply is provided for backup during power outages.

Optional equipment includes remote printers, remote CRT, remote annunciators, and an uninterruptible 24 and 60 hour standby power supply.

A list of the components of the system is as follows:

MULTIPLEX MICROPROCESSOR CONTROL AND MONITOR SYSTEM

2100 series central processing unit (CPU) with cathode ray tube (CRT) and printer, complete with keyboard, all mounted within contemporary floor mounted enclosure or rack mounted enclosures with automatic battery and charging equipment for standby features.

2100-4000 series remote transponders to accommodate all encoders for desired amount of control and monitor points to fulfill the needs of fire safety equipment, complete with automatic battery and charger equipment for standby operation.

2100-1003/6002 remote printers

2100-6001 remote CRT

2100-8003 series remote annunciator and manual selective switch control.

2190-9105/9106 uninterruptible power supplies (UPS) for 24 and 60 hour standby power respectively.

INSPECTION AND TEST: The equipment has been tested and approved by Underwriters' Laboratories (File S771) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the multiplex 2100 Series Life Alarm System, with components as listed above, for Class E fire alarm systems under the provisions of Article 17 and RS 17-3A and 17-3B of the Building Code of the City of New York on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 689-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.
Asst. Arch.,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

711-80-GR

APPLICANT—General Resolution of the Board of Standards and Appeals.

SUBJECT—Factory built fireplaces.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—General Resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

WHEREAS, factory built fireplaces are required to be approved by the Board of Standards and Appeals in accordance with the provisions of the Building Code of the City of New York adopted December 6, 1968 (Local Law No. 76 of 1968); and

WHEREAS, New York State law requires factory built fireplaces to be provided with a means of obtaining outdoor combustion air;

Resolved, that by the authority of Section 666.2 of the City Charter and Section C26-106.2 of the Building Code of the City of New York, the Board of Standards and Appeals hereby amends its previous approvals of factory built fireplaces to add the requirement for all future installations that each fireplace shall be equipped with a means of providing it with outdoor air adequate to supply as much combustion air as is mandated by the capacity of the fireplace; and

Resolved, that this requirement shall go into effect on August 11, 1980.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

714-80-BCR

APPLICANT—Irwin Fruchtmann, P. E. Commissioner, Department of Buildings, letter dated June 11, 1980 and received June 13, 1980.

SUBJECT—Modification of Reference Standards RS 10-67 (Safety Glazing Materials for Glazing Motor Vehicles Operating on Land Highway) and RS 10-68 (Glass, Flat and Corrugated, for Glazing, Mirrors, and Other Uses) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: I. E. Minkin, P.E., B.D.

ACTION OF BOARD—Reference Standards RS 10-67 and RS 10-68 are modified, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on July 22, 1980 after due notice; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standards RS 10-67 and RS 10-68 should be modified;

Resolved, that the Board of Standards and Appeals does hereby modify the designated Reference Standards RS 10-67 and RS 10-68 as follows:

1. Revise the List of Referenced National Standards for Structural Work of Reference Standard RS 10 in part as indicated:

[USASI-Z26.1—Safety Glazing Materials for Glazing Motor Vehicles Operating on Land Highways. 1950]
ANSI-Z97.1—Safety Performance Specifications and Methods of Test for Safety Glazing Materials Used in Buildings and Supplement Z97.1a-1977 1975
[Fed. Spec.—DD-G-00451a—Glass, Flat and Corrugated, for Glazing, Mirrors and Other Uses 1951]

FS-DD-G-451D—Glass, Plate, Sheet, Figured (Float, Flat, for Glazing, Corrugated, Mirrors and Other Uses) 1977

2. Revise the following Reference Standards in relation to glass panels as indicated:

REFERENCE STANDARD RS 10-67

[USASI-Z26.1 1950—Safety Glazing Materials for Glazing Motor Vehicles Operating on Land Highways.]

ANSI-Z97.1 1975—Safety Performance Specifications and Methods of Test for Safety Glazing Material Used in Buildings, and Supplement Z97.1a-1977.

REFERENCE STANDARD RS 10-68

[Fed. Spec. DD-G-00451a 1951—Glass, Flat and Corrugated, for Glazing, Mirrors, and Other Uses.]

FS-DD-G-451D 1977—Glass, Plate, Sheet, Figured (Float, Flat, for Glazing, Corrugated, Mirrors, and Other Uses).

3. These amendments shall take effect immediately, provided, however, that any work for which an application is filed with the Department of Buildings not later than December 1, 1980, may, at the option of the application, be designed and constructed in its entirety either in accordance with the standards hereby repealed or in accordance with the standards hereby adopted.

Matter in *italics* is new material; matter in [brackets] is old material being deleted.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve these Reference Standards RS 10-67 and RS 10-68 in accordance with the above report.

745-80-BCR

APPLICANT—Irwin Fruchtmann, P. E., Commissioner.

SUBJECT—Modifications for Motion Picture Safety Film of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: I. E. Minkin, P.E., B.D.

ACTION OF BOARD—Reference Standard RS 8-1 is modified, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on July 22, 1980 after due notice; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standards RS 8-1 should be modified;

Resolved, that the Board of Standards and Appeals does hereby modify the designated Reference Standard RS 8-1 as follows:

1. Revise the list of Referenced National Standards for Places of Assembly of Reference Standard RS 8 as indicated:

ANSI [USASI] PH 22.31—Specifications for Motion Picture Safety Film [1958] 1967
ANSI PH 1.25—Specifications for Safety Photographic Film 1976

2. Revise the following Reference Standard in relation to Safety Film as indicated:

MINUTES

REFERENCE STANDARD RS 8-1

ANSI [USASI] PH 22.31 [1958] 1967—*Specifications for Motion-Picture Safety Film.*

Amend Sections 3.1, 3.2 and the Appendix of this standard so that [PH 1.25-1965] is deleted and the following added:

ANSI PH 1.25 1976—*Specifications for Safety Photographic Film.*

Amend Note 1 of Section 3.3 of the Standard so that [NBFU Pamphlet No. 40, 1962] is deleted and *NFiPA 1974 Edition of No. 40* is added.

3. These amendments shall take effect immediately, provided, however, that any work for which an application is filed with the Department of Buildings not later than December 1, 1980 may, at the option of the application, be designed and constructed in its entirety in accordance with the standards hereby repealed or in accordance with the standards hereby adopted.

Matter *in italic* is new material; matter in brackets is old material being deleted.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this Reference Standard RS 8-1 in accordance with the above report.

737-80-SM

APPLICANT—U. S. Curtainwall Systems, Incorporated, owner.

SUBJECT—Interior and exterior wall surfacing materials.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

737-80-SM: U. S. Curtainwall Systems, Inc., Astoria, New York filed for approval of Rockbond I Wall Coating under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: Interior and exterior wall surfacing material.

DESCRIPTION: The material is normally applied to a thickness of approximately $\frac{5}{16}$ ". It consists of glass fibers, hydrolic cements, pigments, and fine aggregates combined with elastomeric type resins in an aqueous dispersion.

The adhesive undercoating consists of a mixture of neoprene rubber in aqueous dispersion with cements, fine silica aggregates, and cold setting vulcanizing agents.

INSPECTION AND TEST: The material as tested by United States Testing Company, Inc., Hoboken, New Jersey (Report No. 77233-1) and achieved a flame spread rating of 0 and a smoke developed rating of 10.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Rockbond I Wall Coating under the provisions of Article 5 and RS 5 of the Building Code of the City of New York on condition that all uses, locations,

and installations shall comply with the applicable requirements of the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 737-80-SM."

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause of revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

746-80-SM

APPLICANT—Prefco Products, Incorporated, owner.

SUBJECT—1½ hour rated fire dampers.

APPEARANCES—

For Applicant: Bruce Miller.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
746-80-SM: Prefco Products, Incorporated, Buckingham, Pennsylvania, filed for approval of 1½ hour rated fire dampers, Model Series 5000/5100, under the provisions of Article 13 and RS 13 of the Building Code of the City of New York.

PROPOSED USE: 1½ hour rated fire dampers/Combination Fire and Smoke dampers.

DESCRIPTION: The dampers are single, double, or multi-blade types and can be mounted horizontally or vertically. The available shapes are rectangular, square, and round. The frame is No. 16 gauge galvanized steel. The blades are No. 21 gauge galvanized steel. Up to 7 blades can be used to comprise an individual damper. The blades are linked together and operated from full open to full closed position by either rotating the extended shaft 90° or by lifting the right or left swing arm a total distance of five (5) inches. The damper blades may also be closed and locked by either:

- (a) fusible link release
- (b) Thermal-Manual release (McCabe Link)
- (c) Electric-Thermal Manual release (McCabe Link)

MINUTES

The specifications of the dampers are as follows:

Hourly Classi- fication	Damper Mounting Position	Damper Type	Maximum Sizes (In.)			
			Individual Height	Dam- pers Width	Assemblies of Individual Dampers Height	Width
1½	Vertical	Curtain	48	60	72†	120†
1½	Horizontal	Curtain	37¾	29¼	114	60½
1½	Vertical or Horizontal	Single Blade	6¾	35¼	—	—
1½	Vertical or Horizontal	Single Blade	17¾	23¾	—	—
1½	Vertical or Horizontal	Double Blade	20¾	20¾	—	—
1½	Vertical	Round Single Blade	14⅞ in. diam. (round)	—	—	—
1½	Vertical	Round Double Blade	29⅞ in. diam. (round)	—	—	—
1½	Horizontal	Single Blade	17¾	16	—	—
1½	Horizontal	Double Blade	20	22	—	—
1½	Horizontal	Round Double Blade	12 in. diam. (round)	—	—	—
1½	Vertical	Multiblade	33	30	—	—
1½	Vertical	Multiblade	45	36	45††	72††
1½	Horizontal	Multiblade	33	31	—	—

† Made up from individual damper units not exceeding 36 in. high and 48 in. wide.

†† Made up from individual damper units not exceeding 45 in. high and 36 in. wide.

INSPECTION AND TEST: The dampers have been tested and approved with a 1½ hour fire rating by Underwriters' Laboratories (File R6189).

RECOMMENDATIONS: The Committee on Test recommends the approval of Prefco 1½ hour rated fire dampers, Model Series 5000/5100, under the provisions of Article 13 and RS 13 of the Building Code of the City of New York, on condition that all uses, locations and installations shall comply with the applicable requirements of the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 746-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

750-80-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated and received June 23, 1980.

SUBJECT—Modification of Reference Standard RS 10-3 (Building Code Requirements for Reinforced Concrete) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: I. E. Minkin, P.E., B.D., Francis J. Principe, Arnold R. Kline, P.E., and Francis P. Golden.
For Opposition: James E. Halpin.

ACTION OF BOARD—Reference Standard RS 10-3 is modified, in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on July 22, 1980 after due notice; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 10-3 should be modified;

Resolved, that the Board of Standards and Appeal does hereby modify the designated Reference Standard RS 10-3 as follows:

1. Reference Standard RS 10-3 (ACI 318-1977 as modified, Building Code Requirements for Reinforced Concrete) is to be modified by adding the following sections in relation to trial mix proportioning of concrete:

4.2.1.1.—In lieu of making preliminary tests required by Section C26-1004.3(a)(3) for concrete to be used for structural elements, as defined in C26-1000.6, a concrete testing laboratory, licensed under Article 9, Title B, of Chapter 26 of the Administrative (Building) Code, may select and recommend, to the architect or engineer designated for controlled inspection, any mix proportions that are tabulated in the "Manual of Suggested Trial Mix Proportioning", published by the Concrete Industry Board, Inc. of New York, copyrighted 1972, (Conforms with ACI 211.2-69 and ACI 211.1-74). The architect or engineer designated for controlled inspection shall file with the Commissioner the details pertaining to the selected mix proportioning in advance of the beginning of the concrete operation.

4.2.1.2.—At all times regardless of whether the mix proportioning was established per Section C26-1004.3(a)(3) or 4.2.1.1. above, all adjustments, changes of the batching weights and the substitution of mixes utilizing different combinations of aggregates, cements and admixtures that may be required during the progress of the work because of but not limited to (1) variations of the size gradation, specific gravity and availability of the aggregates, (2) the method of placement and/or (3) the working and environmental conditions on the job and in the batch plant, may be made in accordance with the provisions of Manual of Suggested Trial Mix Proportioning but only be or with the review of the architect or engineer designated for controlled inspection.

4.2.1.3.—In the case where proportioning was established by preliminary trial mix procedure as per C26-1004.3(a)(3) and adjustments for the conditions enumerated in 4.2.1.2. must be made, then, pending the making and filing of an amended preliminary trial mix report, the architect or engineer designated for controlled in-

MINUTES

spection may select from said Manual an appropriate mix which shall be used temporarily.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *Reference Standard RS 10-3* in accordance with the above report.

1137-79-A

APPLICANT—Peter F. Oddo, for Gino Associates, owner.
SUBJECT—Application October 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—100 Cardiff Street, west side, 115.35 feet north of Castor Place, Block 6050, Lot 86, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1979, on N.B. Applic. #1857/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 22, 1979, acting on N.B. Applic. #1857/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff

to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "October 29, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

1138-79-A

APPLICANT—Peter F. Oddo, Jr. for Gino Associates, owner.

SUBJECT—Application October 29, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—99 Cardiff Street, east side, 61.55 feet north of Castor Place, Block 6049, Lot 83, Huguenot, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1979, on N.B. Applic. #1861/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) of the Administrative Code.

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated October 22, 1979 acting on N.B. Applic. #1861/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and one inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially con-

MINUTES

form to drawings marked "Received October 29, 1979", 2 sheets and that all laws, rules and regulations shall be complied with.

12-80-A

APPLICANT—McGee and Morsellino for Franchise Realty Interstate Corporation, owner; McDonald's Corporation, lessee.

SUBJECT—Application January 4, 1980—interpretive appeal from a directive of the Building Department, re- pass thru window to a building located in a C1-2 district (32-411 Z.R.).

PREMISES AFFECTED—3660 East Tremont Avenue, southwest corner of Philip Avenue, Block 5543, Lot 86, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Morsellino.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, the decision of the Building Department, dated December 3, 1979, on N.B. Applic. #274/78, reads:

"1. Proposed pass thru window to a building located in a C1-2 is contrary to Section 32-411 of Z.R. and letter from Dir. of Operations to Norman Reiffman, P.E. dated 2/6/79."

and

WHEREAS, the Board has recommended that the appeal be denied.

Resolved, that the decision of the Building Department, dated December 3, 1979, acting on N.B. Applic. #274/78, Objection No. 1, be and it hereby is affirmed and that the appeal be and it hereby is denied.

13-80-A

APPLICANT—McGee and Morsellino for Franchise Realty Interstate Corporation, owner; McDonald's Corporation, lessee.

SUBJECT—Application January 4, 1980—interpretive appeal from a directive of the Building Department, re- pass thru window to a building located in a C1-2 district (32-411 Z.R.).

PREMISES AFFECTED—1212 Gun Hill Road, southeast corner of Tenbroeck Avenue, Block 4617, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Morsellino.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta, Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, the decision of the Building Department, dated December 3, 1979, on N.B. Applic. #217/78, reads:

"1. Proposed pass thru window to a building located in a C1-2 is contrary to Section 32-411 of Z.R. and letter from Dir. of Operations to Norman Reiffman, P.E. dated 2/6/79."

and

WHEREAS, the Board has recommended that the appeal be denied.

Resolved, that the decision of the Borough Superintendent, dated December 3, 1979 acting on N.B. Applic. #217/78, Objection No. 1, be and it hereby is affirmed and that the appeal be and it hereby is denied.

39-80-A

APPLICANT—Neil Robert Berzak for Agadaz Incorporation, owner.

SUBJECT—Application January 17, 1980—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—288 West Street, east side, 84.2½ feet south of Canal Street, Block 595, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Neil Robert Berzak.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 19, 1979, on Alt. Applic. #783/79, reads:

"1. Occupancy for residence of non-fireproof structure exceeding seven stories and 3000 sq. ft. is contrary to Sec. 277(27) MDL.

34. Building eight (8) stories of combustible construction Group IIB exceeds height limits for a sprinklered building, C26-406.1 Table 4-2."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated December 19, 1979 acting on Alt. Applic. #783/79, Objections Nos. 1 and 34 be and it hereby is modified and that appeal be and it hereby is granted on condition that all stairs be provided with a 2 hour enclosure; that the fire escapes be maintained in accordance with an easement agreement of November 30, 1978; and on further conditions that the building shall substantially conform to drawings marked "Received January 17, 1980", 14 sheets and "July 18, 1980", 11 sheets; and that all laws, rules and regulations shall be complied with.

58-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Waycoat SC Resist" (1) one quart glass bottle with phenolic screw cap with poly-seal liner and Celon band, container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 26, 1979, on Folder #122-3896 IM, reads:

MINUTES

"We regret to inform you that your application to register your product 'Waycoat SC Resist' a Flammable mixture with a flash point of 79° F (TOC) in containers as follows: 1 qt. glass bottle/jug with Phenolic screw cap w/poly-seal liner and Celon band is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N.Y.C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated December 26, 1979, acting on Folder Number 122-3896 IM be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed January 25, 1980, 2 sheets, that the modification shall apply to "Waycoat SC Resist" In One Quart Glass Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins; etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 58-80-A and that in all other respects all laws, rules and regulations applicable shall be complied with.

61-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Velv Etch" (5) five gallon HD/PE T.H. Pail with Reike Flexspout container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 26, 1979, on Folder #122-3473, reads:

"We regret to inform you that your application to register your product 'Velv Etch' a combustible mixture with a flash point of 172°F (TOC) in containers as follows: 5 gal. HD/PE T.H. Pail with Reike Flexspout is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N. Y. C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated December 26, 1979, acting on Folder Number 122-3473 be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed January 25, 1980, 1 sheet, that the modification shall apply to "Velv Etch" in 5 gallon container only and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that

any descriptive product information about this item, including brochures, catalogues, and bulletins; etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 61-80-A and that in all other respects all laws, rules and regulations applicable shall be complied with.

72-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—3 Honey Lane, northwest corner of Jeline Avenue, Block 7850, Lot 35, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2080/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map, therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980 acting on N.B. Applic. #2080/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

73-80-A

APPLICANT—Peter D. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—9 Honey Lane, north side, 54.03 feet west of Joline Avenue, Block 7850, Lot 37, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2081/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2081/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

74-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—15 Honey Lane, north side, 114.03 feet west of Joline Avenue, Block 7850, Lot 39, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2082/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building

fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980 acting on N.B. Applic. #2082/79, Objection Nos. 1 a and b be and it hereby is modified under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

75-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—21 Honey Lane, north side, 174.03 feet west of Joline Avenue, Block 7850, Lot 41, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2083/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2083/79, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

MINUTES

76-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—27 Honey Lane, north side, 214.03 feet west of —Joline Avenue, Block 7850, Lot 43, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2084/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2084/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

77-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—33 Honey Lane, north side, 274.03 feet west of Joline Avenue, Block 7850, Lot 45, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2085/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map, therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980 acting on N.B. Applic. #2085/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

78-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—39 Honey Lane, north side, 314.03 feet west of Joline Avenue, Block 7850, Lot 47, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2086/79 reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2086/79, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General

MINUTES

City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut, and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

79-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—45 Honey Lane, north side, 344.44 feet west of Joline Avenue, Block 7850, Lot 49, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2087/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2087/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

80-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—51 Honey Lane, west side, 26.30 feet south of Honey Lane, Block 7850, Lot 51, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2088/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map, therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980 acting on N.B. Applic. #2088/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

81-80-A

APPLICANT—Peter F. Oddo, Jr. for Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.
PREMISES AFFECTED—57 Honey Lane, west side, 46.67 feet south of Honey Lane, Block 7850, Lot 53, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.
For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2089/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

MINUTES

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2089/79, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

82-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—63 Honey Lane, west side, 86.67 feet south of Honey Lane, Block 7850, Lot 55, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2090/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2090/79, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

83-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—69 Honey Lane, west side, 145.67 feet south of Honey Lane, Block 7850, Lot 57, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2091/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map, therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980 acting on N.B. Applic. #2091/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

84-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—75 Honey Lane, west side, 204.67 feet south of Honey Lane, Block 7850, Lot 59, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2092/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2092/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

85-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—81 Honey Lane, west side, 244.67 feet south of Honey Lane, Block 7850, Lot 61, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2093/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2093/79, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement

to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

86-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Honey Lane, west side, 294.67 feet south of Honey Lane, Block 7850, Lot 63, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2094/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map, therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980 acting on N.B. Applic. #2094/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

87-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—93 Honey Lane, west side, 338.67 feet south of Honey Lane, Block 7850, Lot 65, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2095/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2095/79, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

88-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—99 Honey Lane, west side, 378.67 feet south of Honey Lane, Block 7850, Lot 67, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2096/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980, acting on N.B. Applic. #2096/79, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

89-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—100 Honey Lane, north side, 304.67 feet west of Joline Avenue, Block 7850, Lot 124, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2097/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map, therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2097/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

MINUTES

90-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—an appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—106 Honey Lane, north side, 268.33 feet west of Joline Avenue, Block 7850, Lot 126, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2098/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2098/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

91-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—appeal from a decision of the Borough Superintendent, re- proposed building not fronting on legal street.

PREMISES AFFECTED—112 Honey Lane, north side, 232.30 feet west of Joline Avenue, Block 7850, Lot 128, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2099/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2099/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

92-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—118 Honey Lane, north side, 196.27 feet west of Joline Avenue, Block 7850, Lot 130, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2100/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2100/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on

MINUTES

condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

93-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—an appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—124 Honey Lane, north side, 160.24 feet west of Joline Avenue, Block 7850, Lot 132, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2101/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2101/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

94-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—an appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—16 Blossom Lane, south side, 160.44 feet west of Joline Avenue, Block 7850, Lot 110, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2102/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2102/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

95-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—22 Blossom Lane, south side, 196.47 feet west of Joline Avenue, Block 7850, Lot 112, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2103/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting

MINUTES

directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2103/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

96-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—appeal from a decision of the Borough Superintendent, re- proposed building not fronting on legal street.

PREMISES AFFECTED—26 Blossom Lane, south side, 232.50 feet west of Joline Avenue, Block 7850, Lot 114, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2104/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code).

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated, January 23, 1980 acting on N.B. Applic. #2104/79 Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

97-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—32 Blossom Lane, south side, 268.53 feet west of Joline Avenue, Block 7850, Lot 116, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2105/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980 acting on N.B. Applic. #2105/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

98-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—38 Blossom Lane, south side, 304.50 feet west of Joline Avenue, Block 7850, Lot 118, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2106/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2106/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

99-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—33 Blossom Lane, north side, 292.03 feet west of Joline Avenue, Block 7850, Lot 85, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2107/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2107/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards

of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

100-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—appeal from a decision of the Borough Superintendent re- proposed building not fronting on legal street.

PREMISES AFFECTED—27 Blossom Lane, north side, 233.3 feet west of Joline Avenue, Block 7850, Lot 87, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2108/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2108/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

101-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—21 Blossom Lane, north side, 174.03 feet west of Joline Avenue, Block 7850, Lot 89, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2109/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2109/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

102-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—15 Blossom Lane, north side, 115.03 feet west of Joline Avenue, Block 7850, Lot 91, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2110/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting

directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2110/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

103-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—9 Blossom Lane, north side, 56.03 feet west of Joline Avenue, Block 7850, Lot 93, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2111/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1980, acting on N.B. Applic. #2111/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

104-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

MINUTES

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—3 Blossom Lane, northwest corner of Joline Avenue, Block 7850, Lot 95, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2112/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2112/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

105-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—2 Honey Lane, southwest corner of Joline Avenue, Block 7850, Lot 70, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2113/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2113/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

106-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—8 Honey Lane, south side, 52 feet west of Joline Avenue, Block 7850, Lot 72, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2114/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2114/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and

MINUTES

hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

107-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—14 Honey Lane, south side, 111 feet west of Joline Avenue, Block 7850, Lot 74, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2115/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2115/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

108-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—20 Honey Lane, south side, 170 feet west of Joline Avenue, Block 7850, Lot 76, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2116/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2116/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

109-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—26 Honey Lane, south side, 229 feet west of Joline Avenue, Block 7850, Lot 78, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2117/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting

MINUTES

directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2117/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

110-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.
SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—32 Honey Lane, south side, 288 feet west of Joline Avenue, Block 7850, Lot 80, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2118/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2118/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

111-80-A

APPLICANT—Peter F. Oddo, Jr. for Joan Butler, owner.

SUBJECT—Application January 30, 1980—filed pursuant to Section 36, Article 3, of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—4 Blossom Lane, southwest corner of Joline Avenue, Block 7850, Lot 100, Tottenville, Borough of Staten Island.

APPEARANCES—

For Applicant: Peter F. Oddo, Jr.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1980, on N.B. Applic. #2119/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No Certificate of Occupancy can be issued, as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 23, 1980, acting on N.B. Applic. #2119/79, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 21, 1980; and that the building shall substantially comply with drawings marked received "January 30, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

118-80-A

APPLICANT—Philip C. Lindenauer for Salral Corporation, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—58-98 56th Street, west side, 421 feet south of Grand Avenue, Block 2630, Lot 230, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Philip C. Lindenauer.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 24, 1980, on Alt. Applic. #331/79, reads:

"1. If public street storm or combined sewer into which discharge is feasible are located within 500 feet

MINUTES

of property, runoff from site must be conveyed by sewers to such public sewer as per Sec. P110.2(b)(3) of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 24, 1980, acting on Alt. Applic. #331/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the entire lot area, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "February 4, 1980", 8 sheets and that all laws, rules and regulations shall be complied with.

133-80-A

APPLICANT—Jerome L. Grushkin for Pambrook Estates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—725 Barlow Avenue, north side, 420.41 feet east of Drumgoole Road East, Block 5612, Lot 128, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1980, on N.B. Applic. #1873/79, reads:

"4. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 8, 1980, acting on N.B. Applic. #1873/79, Objection No. 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by

the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "February 13, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

134-80-A

APPLICANT—Jerome L. Grushkin for Pambrook Estates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—94 Macon Avenue, south side, 311.97 feet east of Drumgoole Road East, Block 5612, Lot 167, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1980, on N.B. Applic. #1881/79, reads:

"4. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c)(2) of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 8, 1980, acting on N.B. Applic. #1881/79, Objection No. 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are

MINUTES

also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "February 13, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

135-80-A

APPLICANT—Jerome L. Gruhskin for Pambrook Estates, owner.

SUBJECT—Application February 14, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—715 Barlow Avenue, north side, 520.41 feet east of Drumgoole Road East, Block 5612, Lot 123, Eltingville, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1980, on N.B. Applic. #1872/79, reads:

"4. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 8, 1980, acting on N.B. Applic. #1872/79, Objection No. 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "February 13, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

156-80-A

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Park Avenue Plaza Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Borough Superintendent, re- unlimited glass and incombustible partitions in exit passageway.

PREMISES AFFECTED—55 East 52nd Street, 52 East 53rd Street, south side, 68.4 feet east of Madison Avenue, Block 1288, Lots 27, 29, 32 and 41 through 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Frances R. Angelino and Howard A. Zipser.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1980, on N.B. Applic. #8/78, reads:

"3. The unlimited glass and incombustible partitions in exit passageway on 1st floor is not permitted as per Section C26-604.3(h) (3) (d) (3)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated January 29, 1980 acting on N.B. Applic. #8/78, Objection No. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all partitions, walls and bulkhead drops be two hour rated; and *on further conditions* that the building shall substantially conform to drawings marked received "February 25, 1980", 4 sheets; and that all laws, rules and regulations shall be complied with.

161-80-A

APPLICANT—Sheldon Lobel for Criterion Properties Incorporated, owner.

SUBJECT—Application February 26, 1980—appeal for a stop work order issued by the Department of Buildings.

PREMISES AFFECTED—22-24 West 27th Street, south side, 160.6½ feet west of Broadway, Block 828, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Administration: Ken Weissenberg, O.E.D.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the Board does not consider this application as an interpretation, but is of the opinion that it can be more properly considered as a relevant question under the provisions of Section 72-21 of the Zoning Resolution; therefore be and it hereby is

Resolved, that this application is *dismissed* without prejudice.

173-80-A

APPLICANT—Frank P. Farinella for 330 West 85th Venture, owner.

SUBJECT—Application February 26, 1980—appeal from a decision of the Borough Superintendent, re- cellar apartment is contrary to Housing and Maintenance Code.

MINUTES

PREMISES AFFECTED—330 West 85th Street, south side, 275 feet west of West End Avenue, Block 1246, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank P. Farinella.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1980, on Alt. Applic. #1280/79, reads:

"1. Proposed Cellar Apt. is contrary to Dir. CE 1/75 and Article 34 of Housing & Maintenance Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated January 29, 1980, acting on Alt. Applic. #1280/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the cellar apartment be used only by the building superintendent; that an approved smoke detector be provided in the cellar apartment; and *on further conditions* that the building shall substantially conform to drawings marked received "February 26, 1980", 4 sheets; and that all laws, rules and regulations shall be complied with.

175-80-A

APPLICANT—Sheldon Lobel for Sweet Fire Realty Corporation, owner.

SUBJECT—Application February 26, 1980—appeal to a stop-work order issued by the New York City Department of Buildings affecting an approved alteration application (#895/78) and building permit (#4605/79).

PREMISES AFFECTED—514-516 Broadway, east side, 127 feet south of Spring Street, Block 483, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel and Peter A. Williams.

For Administration: Ken Weissenberg, O.E.D.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Department of Buildings, dated January 28, 1980, on Stop-Work Order, Alt. #895/78 and Permit No. 4605/79, reads:

"The Board of Estimate on December 20, 1979, adopted Item 176 of its Calendar for that date.

This item amended the portion of Section 12-10 of the Zoning Resolution relating the definition of 'Accessory Use' so as to exclude sleeping accommodations for employees therefrom when premises are located in a C7, C8, or manufacturing district.

Since the subject premises is located in a M1-5B District, the Altered Building Application #895/78 and Permit No. 4605/79 are hereby Revoked, pursuant to Section C26-118.7 of Administrative Code; for the approved Altered Building Application is now contrary to Section 12-10 (Accessory Use) of Zoning Resolution and right to continue construction is contrary to Sections 11-31 and 11-33 of Zoning Resolution.

Notice is hereby given that all work being executed in performance of said alteration shall immediately be stopped as per Sub Article 123 of Chapter 26 of the Administrative Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A., and;

WHEREAS, substantial work has been completed; and

WHEREAS, this substantial work was completed in reliance on a valid permit; and

WHEREAS, to restore the altered building to its original condition would cause undue and unreasonable hardship to the owner; therefore be and it hereby is

Resolved, that the stop work order issued on January 28, 1980 be revoked; and alteration approval #895/78 and building permit #4605/79 be restored.

386-80-A

APPLICANT—A. J. Calvanico for Realty Enterprises, owner.

SUBJECT—Application March 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Ramona Avenue, north side, 226.25 feet west of Helene Court, Block 7011, Lot 83, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1980, on N.B. Applic. #91/80, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 29, 1980, acting on N.B. Applic. #91/80, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 16, 1980; and that the building shall substantially comply with drawings marked received "March 19, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

387-80-A

APPLICANT—A. J. Calvanico for Realty Enterprises, owner.

SUBJECT—Application March 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street.

MINUTES

PREMISES AFFECTED—Ramona Avenue, north side, 266.75 feet west of Helene Court, Block 7011, Lot 85, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1980, on N.B. Applic. #92/80, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 29, 1980, acting on N.B. Applic. #92/80, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 16, 1980; and that the building shall substantially comply with drawings marked received "March 19, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

388-80-A

APPLICANT—A. J. Calvanico for Realty Enterprises, owner.

SUBJECT—Application March 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Ramona Avenue, north side, 306.27 feet west of Helene Court, Block 7011, Lot 87, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1980, on N.B. Applic. #93/80, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and there-

fore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 29, 1980, acting on N.B. Applic. #93/80, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 16, 1980; and that the building shall substantially comply with drawings marked received "March 19, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

389-80-A

APPLICANT—A. J. Calvanico for Realty Enterprises, owner.

SUBJECT—Application March 19, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—Ramona Avenue, north side, 345.30 feet west of Helene Court, Block 7011, Lot 89, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1980, on N.B. Applic. #94/80, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code."

and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 29, 1980, acting on N.B. Applic. #94/80, Objection Nos. 1 a and b be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that fire alarm boxes and hydrants are to be located as recommended by the Fire Department in a letter dated July 16, 1980; and that the building shall substantially comply with drawings marked received "March 19, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

466-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

MINUTES

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Mason Boulevard, north side, 199.65 feet east of Winant Avenue, Block 7045, Lot 54, South Beach, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 5, 1980, on N.B. Applic. #229/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 5, 1980 acting on N.B. Applic. #229/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

467-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—227 Mason Boulevard, north side, 199.65 feet east of Winant Avenue, Block 227, Lot 59, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #230/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #230/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

468-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—237 Mason Boulevard, north side, 99.65 feet east of Winant Avenue, Block 7045, Lot 64, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #231/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site

MINUTES

per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #231/80, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

469-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—249 Mason Boulevard, northeast corner of Winant Avenue, Block 7045, Lot 70, Rossville, Borough of Staten Island.

ACTION OF BOARD—Appeal granted on condition.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #232/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #232/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel care-

fully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

470-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Radigan Avenue, south side, 295.96 feet east of Winant Avenue, Block 7045, Lot 16, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #233/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980, acting on N.B. Applic. #233/80, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts

MINUTES

(Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

471-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—48 Radigan Avenue, south side, 195.96 feet east of Winant Avenue, Block 7045, Lot 11, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #234/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #234/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

472-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application for consideration—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—58 Radigan Avenue, south side, 95.96 feet east of Winant Avenue, Block 7045, Lot 6, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #235/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #235/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

473-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—68 Radigan Avenue, southeast corner of Winant Avenue, Block 7045, Lot 1, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #236/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #236/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

474-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—37 Radigan Avenue, north side, 343.74 feet east of Winant Avenue, Block 7046, Lot 91, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #237/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980, acting on N.B. Applic. #237/80, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

475-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—65 Radigan Avenue, northeast corner of Winant Avenue, Block 7046, Lot 141, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #240/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #240/80, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within

MINUTES

the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 103,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

476-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—55 Radigan Avenue, north side, 134.90 feet east of Winant Avenue, Block 7046, Lot 136, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #239/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #239/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform

to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

477-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—45 Radigan Avenue, north side, 239.32 feet east of Winant Avenue, Block 7046, Lot 130, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #238/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980, acting on N.B. Applic. #238/80, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

478-80-A

APPLICANT—Alphonse J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—72 Shiel Avenue, south side, 234.28 feet east of Winant Avenue, Block 7046, Lot 85, Rossville, Borough of Staten Island.

MINUTES

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #241/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980 acting on N.B. Applic. #241/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume so long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

479-80-A

APPLICANT—A. J. Calvanico for Winet Estates, Incorporated, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—82 Shiel Avenue, south side, 130.78 feet east of Winant Avenue, Block 7046, Lot 80, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1980, on N.B. Applic. #242/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block

which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1980, acting on N.B. Applic. #242/80, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "April 3, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

573-80-A

APPLICANT—Diamond Automotive Products for S.A.Y. Industries Incorporated, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Flammable mixture known as "Gasohol Plus" in twenty-four (24) fluid ounces in a plastic blow molded grade high density polyethylene copolymer container 21 MM snap cap closures foil seal lined container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Howard B. Werrick.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated March 24, 1980, on Folder #122-4471 I.M., reads:

"We regret to inform you that your application to register your product 'Gasohol Plus' a Flammable Mixture with a flash point below 75°F (T.O.C.) in containers as follows: 24 fluid ounces in a plastic blow molded grade high density polyethylene copolymer container 21 MM snap cap closures foil seal lined is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the

MINUTES

N.Y.C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated March 24, 1980 acting on Folder Number 122-4471 IM, be and it hereby is *modified* and that the appeal be it and hereby is *granted on condition* that the container comply with drawing filed "April 23, 1980", 1 sheet, that the modification shall apply to "Gasohol Plus" in 24 Ounce Container only; and on further condition that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 573-80-A"; that the label be permanently affixed to the container and that in all other respects all laws, rules and regulations applicable shall be complied with.

616-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner, for Toyland Realty Corporation, owner.

SUBJECT—Application May 5, 1980—for Modification of Certificate of Occupancy, re- Sprinkler System.

PREMISES AFFECTED—207-215 7th Avenue, 217 7th Avenue, east side, 20 feet south of Third Street, Block 1080, Lots 5, 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated May 5, 1980, to Modify C.O. #215668 and 208708, reads:

"Application is hereby respectfully made to the Board of Standards and Appeals, in accordance with the provisions of Section 1804.4.o.6 of the City Charter, to Modify a Certificate of Occupancy in relation to the following buildings:

207-215 Seventh Avenue
217 Seventh Avenue"

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the application be granted under certain conditions.

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted*, and that the Certificate of Occupancy be modified to require a non-automatic sprinkler system throughout the cellar, approved smoke detector connected to an alarm that can be heard throughout the building; and that all other laws, rules and regulations applicable shall be complied with.

656-80-A

APPLICANT—Salvatore Tirro for Nancy Benedetto, Thomas Tirro, and Marie Milano, owner.

SUBJECT—Application May 21, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—93 Romer Road, west side, 157.53 feet north of Four Corners Road, Block 871, Lot 79, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 22, 1980, on N.B. Applic. #456/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c) (2) of the Administrative Code.

2. The street giving access to the proposed building is not duly placed on the official map, therefore:

a) No Certificate of Occupancy can be issued, as per Article 3, Section 36 of the General City Law.

b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 22, 1980 acting on N.B. Applic. #456/80, Objection Nos. 1 and 2 a and b be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 2 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 9, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

657-80-A

APPLICANT—Salvatore Tirro for Thomas Tirro, Marie Milano, and Nancy Benedetto, owner.

SUBJECT—Application May 21, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

MINUTES

PREMISES AFFECTED—87 Romer Road, west side, 157.53 feet north of Four Corners Road, Block 871, Lot 79, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 22, 1980, on N.B. Applic. #457/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

a) No Certificate of Occupancy can be issued, as per Article 3 Section 36 of the General City Law.

b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 22, 1980, acting on N.B. Applic. #457/80 Objection Nos. 1 and 2 a and b, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection No. 2 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 9, 1980", 1 sheet, and that all laws, rules and regulations shall be complied with.

658-80-A

APPLICANT—Salvatore Tirro for Thomas Tirro, Marie Milano, and Nancy Benedetto, owner.

SUBJECT—Application May 21, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—81 Romer Road, west side, 157.53 feet north of Four Corners Road, Block 871, Lot 79, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 22, 1980, on N.B. Applic. #458/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

a) No Certificate of Occupancy can be issued, as per Article 3, Section 36 of the General City Law.

b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 22, 1980 acting on N.B. Applic. #458/80, Objection No. 1 and 2 a and b be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 2 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 9, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

659-80-A

APPLICANT—Salvatore Tirro for Thomas Tirro, Marie Milano, and Nancy Benedetto, owner.

SUBJECT—Application May 21, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

MINUTES

PREMISES AFFECTED—75 Romer Road, west side, 157.53 feet north of Four Corners Road, Block 871, Lot 79, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 22, 1980, on N.B. Applic. #459/80, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) of the Administrative Code.

2. The street giving access to the proposed building is not duly placed on the official map therefore:

a) No Certificate of Occupancy can be issued, as per Article 3 Section 36 of the General City Law.

b) Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C26-401.1 (Building Code)."

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated April 22, 1980, acting on N.B. Applic. #459/80, Objection No. 1 and 2 a and b be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Number 2 a and b is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received June 9, 1980", 1 sheet and that all laws, rules and regulations shall be complied with.

660-80-A

APPLICANT—Dominick Salvati and Son for Francesca Roscigno, owner.

SUBJECT—Application May 22, 1980—Review of a decision of the Borough Superintendent re- issuance of permanent Certificate of Occupancy for sub-divided lot.

PREMISES AFFECTED—2133 Williamsbridge Road, west side, 235 feet south of Pelham Parkway, Block 4332, Lot 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Harriet Jacobs, Francesca Roscigno and Antoinette Torsiello.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1980, on N.B. Applic. #23/77, reads:

"1. A permanent certificate of occupancy cannot be issued for the zoning lot for subject premises 2133 Williamsbridge Rd., Bronx N.B. #23/77 inasmuch as the said zoning lot was created by a subdivision which created a non-compliance from the original lot of record for premises 2133 and 2135 Williamsbridge Rd. (See decision of B.S.A. under Calendar #677-78-A)."

and

WHEREAS, the lot in question resulted from an illegal subdivision in 1974; and

WHEREAS, in all other respects this 40x100 foot lot with its existing structure fully complies with all zoning regulations; and

WHEREAS, a resolution of the Board of Standards and Appeals left to the Department of Buildings the appropriate action to be taken to alleviate the problems particular to the two lots which resulted from the original subdivision; and

WHEREAS, the Department of Buildings has not been successful in its attempt to effectuate a satisfactory solution with respect to the two existing lots; and

WHEREAS, the Department of Buildings has filed for a revocation of C. of O. #23378 relating to premises 2135 Williamsbridge Road, Block 4332, Lot 14, in its endeavor to bring both lots into complying status (Cal. No. 808-80-A); and

WHEREAS, an Alt. Applic. has been filed for premises 2135 Williamsbridge Road; said permit was to erect a one story enlargement in rear of premises and to remove the second floor. Said permit effectively removed bulk non-compliances created by the subdivision; and

WHEREAS, the Department of Buildings has issued four temporary C. of O.'s for the property known as 2133 Williamsbridge Road, Block 4332, Lot 15, therefore be and it hereby is

Resolved, that a permanent C of O be issued for N.B. #23/77 located at 2133 Williamsbridge Road.

687-80-A

APPLICANT—Ronald Ogur for FuelTeck Corporation, owner.

SUBJECT—Application June 2, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "ULX-15" in sixteen (16) ounces cylindrical polyethylene container with child-proof cap container not in compliance with regulations of the For Administration: Lt. R. J. Ellis, Fire Dept.

APPEARANCES—

For Applicant: Ronald Ogur.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated April 18, 1980, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'ULX-15' a Combustible mixture

MINUTES

with a flash point of 105°F (TOC) in containers as follows: 16 oz. cylindrical polyethylene with child-proof cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this size for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing of the container was reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated April 18, 1980, acting on Folder Number 122-Pending be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed June 2, 1980, 1 sheet that the modification shall apply to "ULX-15" in 16 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 687-80-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

702-80-A

APPLICANT—Lama and Vassalotti for Preen Realty Incorporated, owner.

SUBJECT—Application June 5, 1980—appeal from a decision of the Borough Superintendent, re- opening protectives shaft at 1st, 2nd and 3rd floors.

PREMISES AFFECTED—113/115 Seventh Avenue, 156/164 West 17th Street, southeast corner of Block 792, Lot 70, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 30, 1980, on N.B. Applic. #4158/79, reads:

"1. Provide proper opening protectives in fire division (Party-wall) between buildings as per Sec. C26-504.4, at 1st, 2nd and 3rd stories.

2. Provide proper opening protective into shaft at 1st, 2nd and 3rd floors as per Section C26-504.6."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated May 30, 1980 acting on N.B. Applic. #4158/79 Objection Nos. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall substantially conform to drawings marked received "June 5, 1980", 8 sheets and "July 17, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

712-80-A

APPLICANT—Leonard F. Rothkrug for Boerum Court Association, owner.

SUBJECT—Application June 13, 1980—review of the decision of the Borough Superintendent re- Section 54-311 of the Zoning Resolution.

PREMISES AFFECTED—96 Schermerhorn Street, southwest corner of Boerum Place, Block 271, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 3, 1980, on Alt. Applic. #533/80, reads:

"1. The proposed conversion of the subject bldg., a School, U.G. 3, a conforming use, located in a C6-1 Zone to a residential use, U.G. 2, in this case a Class 'A' Apartment House does not meet the requirements of L.A./room required under Sec. 23-142 of Z.R. and therefore creates a new non-compliance and is contrary to Sec. 54-31 of Z.R."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 3, 1980, acting on Alt. Applic. #533/80, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the Department of Buildings check the zoning calculations; and that all laws, rules and regulations shall be complied with.

715-80-A

APPLICANT—Alphonse J. Calvanico, P.E. for Gino Tucci, Owner.

SUBJECT—Application June 16, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—2090 Hylan Boulevard, Southeast corner of Hamden Avenue, Block 3685, Lots 1, 3 and 5, Dongan Hills, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 10, 1980, on N.B. Applic. #566/80, reads:

"1. The proposed use of drywells for 100% disposal of storm water when a storm sewer into which discharge is feasible is located within 500 feet of the property is contrary to Section P110.2(b) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated June 10, 1980 acting on N.B. Applic. #566/80 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume

MINUTES

as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 103,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "June 16, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

749-80-A

APPLICANT—Samuel H. Lindenbaum for Rosenman Colin et. al. for Harbrick Corporated, owner, Square 30th Street Corporated, lessee.

SUBJECT—Application June 20, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of premises for self-service gasoline station sales is contrary to C19-73-0-b.2 of the Administrative Code of the City of New York.

PREMISES AFFECTED—153/169 Seventh Avenue, northeast corner of West 19th Street, Block 795, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard A. Zipser and Brett Havwood.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 30, 1980, on Alt. Applic. #509/80, reads:

"1. Proposed use of premises for self-service gasoline sales is contrary to C19-73-0-b.2 of the Administrative Code of the City of New York."

and

WHEREAS, a decision of the Borough Superintendent reads: "Proposed use of premises for self-service gasoline sales is contrary to C19-73-0-b.2 of the Administrative Code of the City of New York";

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the Appeal be granted under certain conditions; and

WHEREAS, Section C19-73-0-b.2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the fuel dispensing devices, consoles, and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent dated May 30, 1980, be and it hereby is *modified* and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start

of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking", "Stop Your Engine", "It is Unlawful to Dispense Gasoline Into Portable Containers" and "The Dispensing of Gasoline Shall be by a Person Holding a Valid Drivers License or a Person 18 years of age or older" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the suppression system be arranged in a manner so as to cover an area around each pump encompassed by a circle having a radius equal to the maximum extendable length of the hose and nozzle of said pump; (8) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (9) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in a proper operating condition at all times; (10) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (11) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (12) that all dispensing nozzles are the automatic closing type without hold open latches; (13) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (14) that the dispensing areas shall, at all times, be well lit for complete visual control; (15) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; (16) that all of the conditions set forth in this resolution shall be conspicuously posted in the attendant's booth; (17) that there be no servicing or repair of motor vehicles on the premises; (18) that the station will be maintained and operated so as to minimize traffic congestion; *on further condition* that the building, equipment, devices and controls shall substantially conform to drawings, marked received "June 20, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

760-80-A

APPLICANT—Coastal Tank Lines, Incorporated, owner.

SUBJECT—Application June 26, 1980—appeal from a decision of the Fire Commissioner re- use of vehicles with nine thousand (9,000) gallons capacity for the transportation of jet fuel within the limits of New York City.

APPEARANCES—

For Applicant: Ronald J. Reedick, David Radcliff and Raymond T. Crewerelli.

For Administration: Lt. R. J. Ellis Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated June 5, 1980, reads:

"Request to pick up or deliver any fuel within the limits of New York City is denied for the following reasons:

MINUTES

1. The capacity of the vehicle (9000 gals.) exceeds the maximum allowable capacity permitted as per Section 4 of 'Specifications For Tank Trucks' (Fire Prevention Directive 6-76).

Note: The construction of the tank, the type of chassis etc., must conform to Fire Prevention Dir. 6-76.

2. Use of the vehicle to transfer product to vessels is prohibited by Section 26-2 of Fire Prevention Dir. 6-76."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Fire Commissioner, dated June 5, 1980, Objections Nos. 1 and 2, be and it hereby is *modified* and the appeal be and it hereby is *granted* for a term of five years, *on condition* that the specifications of the ICC be complied with *on condition* that the 3 vehicles, serial number 924229 with a shell capacity of 8,000 gallons, serial number 5243471 with a shell capacity of 8,150 gallons and serial number 540939, with a shell capacity of 7,850 gallons, carry the serial numbers cited in this resolution and be limited to no more than 8,000 gallons. The vehicles must carry the seal of approval of the ICC and traverse the City of New York only along routes approved by the Fire Commissioner; and on further condition that in all other respects all applicable laws, rules and regulations shall be complied with.

762-80-A

APPLICANT—Mok and Somber for Washington Federal Savings and Loan Association, Owner.

SUBJECT—Application July 1, 1980—appeal from a decision of the Borough Superintendent, re- Administrative Code as built stair with 9" tread 1" nosing is contrary.

PREMISES AFFECTED—210-28 26th Avenue (209-19, 45, 69 26th Avenue), North side, 0 feet East of Corporal Kennedy Street, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Mok.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1980 on N.B. Applic. #435/73, reads:

"A36—As built stair with 9" tread #1" nosing is contrary to Table 6-4 A.C."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 30, 1980, acting on N.B. Applic. #435/73, Objection No. A36 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the lighting on the stairs have a minimum illumination of 30 foot candles within 3 feet of the floor; and *on further conditions* that the building shall substantially conform to drawings marked received "July 1, 1980", 9 sheets; and that all laws, rules and regulations shall be complied with.

763-80-A

APPLICANT—Leonard F. Rothkrug for Ruth Koepfel, Owner.

SUBJECT—Application July 1, 1980—appeal from a decision of the Borough Superintendent, re- Proposed increase in height of building (5th mezzanine which exceeds 33 1/3% is contrary multiple dwelling law).

PREMISES AFFECTED—17 East 63rd Street, North side, 95 feet West of Madison Avenue, Block 1378, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1980, on Alt. Applic. #1310/79, reads:

"4. Proposed conversion which does not have a 13' rear yard is contrary to Sec. 172 MDL.

5. Proposed cellar Apt. is contrary to Sec. 177 MDL.

6. Proposed increase in height of bldg. (5th Mezz. which exceeds 33 1/3%) is contrary to Sec. 171 MDL."

and

WHEREAS, the premises was inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated June 12, 1980, acting on Alt. Applic. #1310/79, Objection Nos. 4, 5 and 6 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall substantially conform to drawings marked received "July 1, 1980", 6 sheets; and that all laws, rules and regulations shall be complied with.

815-79-A

APPLICANT—Alphonse J. Calvanico for Armin Weiss, owner.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—610 Woodrow Road, northwest corner of Arden Avenue, Block 5717, Lot 12, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #388/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1980 acting on N.B. Applic. #388/79 Objection No. 1 be and it hereby is *modified* and that the appeal

MINUTES

be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 23, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

816-79-A

APPLICANT—Alphonse J. Calvanico for Armin Weiss, owner.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—600 Woodrow Road, east side, 87.17 feet north of Arden Avenue, Block 5717, Lot 16, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #389/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1980, acting on N.B. Applic. #389/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it

represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 23, 1980", 2 sheets, and that all laws, rules and regulations shall be complied with.

817-79-A

APPLICANT—Alphonse J. Calvanico for Armin Weiss, owner.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—594 Woodrow Avenue, east side, 187.17 feet north of Arden Avenue, Block 5717, Lot 20, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #390/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1980 acting on N.B. Applic. #390/79 Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of

MINUTES

trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building substantially conform to drawings marked received "July 23, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

818-79-A

APPLICANT—Alphonse J. Calvanico for Armin Weiss, owner.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—169 Crown Avenue, west side, 190.82 feet north of Arden Avenue, Block 5717, Lot 80, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #391/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1980 acting on N.B. Applic. #391/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked received "July 23, 1980", 2 sheets and that all laws, rules and regulations shall be complied with.

819-79-A

APPLICANT—Alphonse J. Calvanico for Armin Weiss, owner.

SUBJECT—Application July 23, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—179 Crown Avenue, west side, 70.82 feet north of Arden Avenue, Block 5717, Lot 85, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 12, 1979, on N.B. Applic. #392/79, reads:

"1. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property. Therefore, at least 50% of storm water falling on the subject property must be conveyed for disposal off-site per Reference Standard RS-16 Section P110.2(c) (2) Administrative Building Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated July 12, 1980, acting on N.B. Applic. #392/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received July 23, 1980", 2 sheets, and that all laws, rules and regulations shall be complied with.

1048-79-A

APPLICANT—Stein, Davidoff, Malito and Katz for New York City Department of Ports and Terminals, owner, Hunts Point Plaza, Incorporation, Lessee.

SUBJECT—Application September 13, 1979—appeal from a decision of the Department of Ports and Terminals re- Installation of *Oversize* gasoline storage tanks.

MINUTES

APPEARANCES—

For Applicant: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 9, 1980, at
2 P.M., for decision; hearing closed.

29-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation,
owner.

SUBJECT—Application January 12, 1980—appeal from a
decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Lestoil Heavy Duty Cleaner" in (15) fifteen ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides ¼ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Davis, Gilbert and Robert A. Selwitz.

For Administration: Lt. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 9, 1980, at
2 P.M., for decision, hearing closed.

30-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation,
owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Lestoil Heavy Duty Cleaner" in (40) forty fluid ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides ¼ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 9, 1980, at
2 P.M., for decision, hearing closed.

31-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation,
owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Lestoil Heavy Duty Cleaner" in (28) twenty-eight fluid ounces cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides ¼ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 9, 1980, at
2 P.M., for decision, hearing closed.

52-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—Martin Bloom, et al.

SUBJECT—Application January 22, 1980—for Modification of Certificate of Occupancy #48279—sprinkler system.

PREMISES AFFECTED—162-20/24 Jamaica Avenue,
south side, 20 feet west of New York Boulevard, Block 10102, Lot 10, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Lt. R. J. Ellis.

For Opposition: Lucien Cohen.

ACTION OF BOARD—Decision deferred and laid over to
September 16, 1980, at 2 P.M., hearing closed.

59-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt
Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Waycoat Cop Rinse 1" (1) one gallon glass jug with Phenolic screw cap with poly-seal liner and Celon band. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred and laid over to
September 16, 1980, at 2 P.M., hearing closed.

60-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt
Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Waycoat LSI Thinner" (1) one gallon glass jug with Phenolic screw cap with poly-seal liner and Celon band. Container not in compliance with regulations of the Administrative Code of New York City.

ACTION OF BOARD—Decision deferred and laid over to
September 16, 1980, at 2 P.M., hearing closed.

643-80-A

APPLICANT—Ruth Peres for Kapsin and Dallis Realty
Corporation, owner.

SUBJECT—Application May 19, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion to Self Service Gas Station is contrary to Section C19-73-0-B-2 of the Administrative Code.

PREMISES AFFECTED—2317/27 Ralph Avenue, southeast corner of Avenue M, Block 8364, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 16, 1980,
at 2 P.M., for hearing.

808-80-A

APPLICANT—Irwin Fruchtman, P.E., Commissioner of
Buildings.

MINUTES

OWNER OF PREMISES: Agustino Onoriti. Lessee: La Scala Bakery.

SUBJECT—Application July 10, 1980 for Revocation of Certificate of Occupancy #22378.

PREMISES AFFECTED—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx.

APPEARANCES—

For Applicant: I. E. Minkin, P.E., B.D.

For Opposition: Thomas Gibson.

ACTION OF BOARD—Laid over to September 16, 1980, at 2 P.M., for continued hearing.

Adjourned: 6:40 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTION*

The resolution adopted May 6, 1980 under Calendar Number 337-75-A and printed in Volume LXV, Bulletin No. 20, is hereby corrected to read as follows:

337-75-A

APPLICANT—General Motors Corporation for Jefferson Chemical Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- packaging of mixture known as "Antifreeze Coolant" in one (1) U.S. Gallon, rectangular high density polyethylene bottle, not in compliance with the regulations of the Administrative Code of New York City; previously granted on condition.

APPEARANCES—

For Applicant: Robert Marotta.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 5, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on November 5, 1975 by adding thereto:

"That the name of the product is hereby changed to 'GM Antifreeze Coolant', *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Folder #122-4421 CM)

* In the subject section, the resolution has been corrected to delete the words, "Permanent Type."

CORRECTION*

The resolution adopted April 15, 1980 under Calendar Number 997-79-A and printed in Volume LXV, Bulletin Nos. 15 thru 17, is hereby corrected to read as follows:

997-79-A

APPLICANT—Eberhard Faber Incorporated, owner.

SUBJECT—Application September 4, 1979—appeal from a decision of the Fire Commissioner re- Packaging of inflammable mixture known as "Dab Typing Correction Fluid" in a ½ fluid oz. plastic bottle with screw cap, containers not in compliance with the regulations of the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated July 5, 1979, on Folder #122-4086 I.M., reads:

"We regret to inform you that your application to register your product 'DAB TYPING CORRECTION FLUID' an Inflammable Mixture with a flash point below 75°F. (T.O.C.) in containers as follows: ½ fl. oz.

molded, cylindrical, plastic (barex) bottle with plastic (polypropylene) threaded, screw-on cap is *Disapproved*. Such containers are not in compliance with our regulations, to wit: Sec. C19-59.0c of the N. Y. C. Administrative Code requires that containers of this size for inflammable mixture be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated "July 5, 1979", acting on Folder Number 122-4086 I.M., be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "September 4, 1979", 2 sheets, that the modification shall apply to "DAB TYPING CORRECTION FLUID IN ½ OUNCE CONTAINER" only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 997-79-A" and that in all other respects all laws, rules and regulations applicable shall be complied with.

* The resolution is corrected in the Subject section, to exchange the word "combustible" and to use the word "inflammable" in its place.

CORRECTION*

The resolution adopted June 3, 1980 under Calendar Number 112-80-A and printed in Volume LXV, Bulletin No. 24, is hereby corrected to read as follows:

112-80-A

APPLICANT—James J. Trexel for E. I. DuPont DeNemours and Company, owner.

SUBJECT—Application January 14, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "DuPont Gas Guard® Gas Dryer & Antifeeze" (12) twelve fluid ounce American Can oblong, long-necked, high density polyethylene bottle with child-resistant reclosable snap cap, container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 11, 1979 and January 22, 1980, on Folder #122-1026 C (IM), reads:

"We regret to inform you that your application to register your product 'DuPont Gas Guard® Gas Dryer & Antifreeze' a Flammable Mixture with a flash point below 75°F (TOC) in containers as follows: 12 fluid ounce American Can oblong, long necked, high density polyethylene bottle with child-resistant reclosable snap cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the New York City Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

CORRECTIONS

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated December 11, 1979 and January 22, 1980 acting on folder number 122-1026C (IM), be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "January 14, 1980", 1 sheet, that the modification shall apply to "DuPont Gas Guard® Gas Dryer & Antifreeze" in 12 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; or complies with SHSA labeling requirements that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 112-80-A and that in all other respects all laws, rules and regulations applicable shall be complied with.

* In the resolved section, the resolution has been corrected to include the words, "or complies with FHSA labeling requirements."

CORRECTION*

The resolution adopted June 3, 1980 under Calendar Number 119-80-A and printed in Volume LXV, Bulletin No. 24, is hereby corrected to read as follows:

119-80-A

APPLICANT—James J. Trexel for E. I. Dupont De-Nemours and Company, owner.

SUBJECT—Application January 29, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Du Pont Gas Booster Gasoline Additive" (12) twelve fluid ounce oval long-necked polypropylene plastic bottle with child resistant, reclosable screw cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 31, 1979, on Folder #122-1026C IM, reads:

"We regret to inform you that your application to register your product 'Du Pont Gas Booster Gasoline Additive' a Flammable Mixture with a flash point of 96°F (TOC) in containers as follows: 12 fluid ounce oval long-necked polypropylene plastic bottle with child-resistant, reclosable screw cap is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0c of the N. Y. C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions:

Resolved, that the decision of the Fire Commissioner dated December 31, 1979 acting on Folder Number 122-1026C IM, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed "June 3, 1980", 1 sheet, that the modification shall apply to "Du Pont Gas Booster Gasoline Additive"

in 12 Ounce Container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; or complies with FHSA labeling requirements that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc. as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 119-80-A and that in all other respects all laws, rules and regulations applicable shall be complied with.

* In the resolved section, the resolution has been corrected to include the words, "or complies with FHSA labeling requirements."

CORRECTION

705-80-BCR

APPLICANT—Irwin Fruchtnan, P.E., Commissioner, Department of Buildings, undated letter received June 6, 1980.

SUBJECT—Modification of Reference Standard RS 2-1 (Abbreviations of Names of National Organizations) of the Building Code of the City of New York.

AUTHORITY—Section C26-106.2(d) of the Building Code of the City of New York.

APPEARANCES—

For Applicant: I. E. Minkin, P.E.. B.D.

ACTION OF BOARD—Reference Standard RS 2-1 is modified; in accordance with the report and recommendation of the Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on July 8, 1980 after due notice; and

WHEREAS, the Board of Standards and Appeals has determined that Reference Standard RS 2-1 should be modified;

Resolved, that the Board of Standards and Appeals does hereby modify the designated Reference Standard RS 2-1 as follows:

1. Delete the following:

[Abbreviations of Names of National Organizations]

[AASHO

American Association of State Highway Officials

AC

American Concrete Institute

AGMA

American Gear Manufacturers Association

AISC

American Institute of Steel Construction, Inc.

AIA

American Insurance Association

AISI

American Iron and Steel Institute

APA

American Plywood Association

AREA

American Railway Engineering Association

ASTM

American Society for Testing and Materials

ASCE

American Society of Civil Engineers

ASHRAE

American Society of Heating, Refrigerating and Air Conditioning Engineers

ASME

American Society of Mechanical Engineers

CORRECTIONS

AWWA
American Water Works Association
AWS
American Welding Society
AWPA
American Wood Preservers Association
CS
Commercial Standard, U.S. Department of Commerce
FHA
Federal Housing Administration, U.S.
FS
Federal Specification, U.S.
IBI
Insulation Board Institute
IOS
International Organization for Standardization
MHMA
Mobile Homes Manufacturing Association
NBFU
American Insurance Association (National Board of Fire Underwriters)
NFPA
National Fire Protection Association
NFPA
National Forest Products Association (National Lumber Manufacturers Association)
SJI
Steel Joist Institute
UL
Underwriters Laboratories, Inc.
USASI

United States of America Standards Institute]

2. Add the following :

Reference Standards Agencies and National Organizations

The following agencies and national organizations promulgate standards referenced in this code and its referenced standards. The abbreviations in front of the agency or national organization is used to identify it. A (bracket) indicates its former abbreviation.

AA
Aluminum Association
818 Connecticut Avenue, N.W.
Washington, D.C. 20006
AAMA
Architectural Aluminum
Manufacturers Association
35 East Wacker Drive
Room 3200
Chicago, Illinois 60601
AASHTO, (AASHO)
American Association of State Highway and
Transportation Officials
444 North Capital Street
Washington, D.C. 20001
ACI
American Concrete Institute
P.O. Box 19150
Redford Station
Detroit, Michigan 48219
AGA
American Gas Association Laboratories
8501 East Pleasant Valley Road
Cleveland, Ohio 44131
AGMA
American Gear Manufacturers Association
1901 North Fort Meyer Drive
Arlington, Virginia 22209
AHA (IBI)
American Hardwood Association
205 West Touky Avenue
Park Ridge, Illinois 60068

AISC
American Institute of Steel Construction, Inc.
Wrigley Building
400 North Michigan Avenue
Chicago, Illinois 60611
AInsA, (AIA), (NBFU)
American Insurance Association
Engineering & Safety Service
85 John Street
New York, New York 10038
AISI
American Iron and Steel Institute
1000 Sixteenth Street, N.W.
Washington, D.C. 20036
AITC
American Institute of Timber Construction
333 W. Hampden Avenue
Englewood, Colorado 80110
ANSI (USASI)
American National Standards Institute, Inc.
1430 Broadway
New York, New York 10018
APA
American Plywood Association
P.O. Box 11700
Tacoma, Washington 98411
AREA
American Railway Engineering Association
59 East Van Bureu Street
Chicago, Illinois 60605
ARI
Air Conditioning and Refrigeration Institute
1815 North Fort Meyer Drive
Arlington, Virginia 22210
ASCE
American Society of Civil Engineers
United Engineering Center
345 East 47th Street
New York, New York 10017
ASHRAE
American Society of Heating, Refrigerating and
Air-Conditioning Engineers
United Engineering Center
345 East 47th Street
New York, New York 10017
ASME
American Society of Mechanical Engineers
United Engineering Center
345 East 47th Street
New York, New York 10017
ASTM
American Society for Testing and Materials
1916 Race Street
Philadelphia, Pennsylvania 19103
AWPA
American Wood Preservers Association
7735 Old Georgetown Road
Bethesda, Maryland 20014
AWPI
American Wood Preservers Institute
1631 Old Meadow Road
McLean, Virginia 22101
AWS
American Welding Society
2501 N.W. Seventh Street
Miami, Florida 33125
AWWA
American Water Works Association
6666 West Quincy Avenue
Denver, Colorado 80235
BIA
Brick Institute of America
1750 Old Meadow Road
McLean, Virginia 22102

CORRECTIONS

CISPI

Cast Iron Soil Pipe Institute
2029 K Street, N.W.
Washington, D.C. 20006

CFR

Code of Federal Regulations
Superintendent of Documents
Government Printing Office
Washington, D.C. 20402

CPSC

Consumer Product Safety Commission
Washington, D.C. 20207

CRSI

Concrete Reinforcing Steel Institute
180 No. LaSalle Street, Room 2110
Chicago, Illinois 60601

(CS)

(For Commercial or Commodity Standards,
see address under DOC)

DOC

United States Department of Commerce
and Commodity Standards Division
National Bureau of Standards
Washington, D.C. 20234
(Available from Superintendent of Documents
Government Printing Office
Washington, D.C. 20402)

FCC

Federal Communications Commission
1919 M Street, N.W.
Washington, D.C. 20554

FMS

Factory Mutual System
Standards-Laboratories Department
1151 Boston-Providence Turnpike
Norwood, Massachusetts 02062

FS

Federal Specifications
Superintendent of Documents
Government Printing Office
Washington, D.C. 20402

GA

Gypsum Association
1603 Orrington Avenue
Suite 1210
Evanston, Illinois 60201

HPMA

Hardwood Plywood Manufacturers Association
2310 South Walter Reed Drive
P.O. Box 6246
Arlington, Virginia 22206

HUD

United States Department of Housing and
Urban Development
451 Seventh Street, S.W.
Washington, D.C. 20410

IAPMO

International Association of Plumbing and
Mechanical Officials
5032 Alhambra Avenue
Los Angeles, California 90032

(IBI)

See AHA

IC

Industrial Code Rules
New York State Department of Labor
N.Y.C. Office
Two World Trade Center
New York, New York 10047

IES

Illuminating Engineers Society
United Engineering Center
345 East 47th Street
New York, New York 10017

ISO

International Organization for Standardization
Secretariat, British Standards Institution
2 Park Street
London, W1A 2BS, England

MHI, (MHMA)

Manufactured Housing Institute
1745 Jefferson Davis Highway
Arlington, Virginia 22202

NAPHCC

National Association of Plumbing, Heating,
Cooling Contractors
1016 20th Street
Washington, D.C. 20036

NBS

National Bureau of Standards
U.S. Department of Commerce
Administration Building 617A
Washington, D.C. 20234

NCMA

National Concrete Masonry Association
P.O. Box 781
Herndon, Virginia 22070

NCRP

National Council on Radiation Protection
and Measurements
NCRP Publications
P.O. Box 30175
Washington, D.C. 20014

NFiPA, (NFPA)

National Fire Protection Association
470 Atlantic Avenue
Boston, Massachusetts 02210

NFoPA, (NLMA), (NFPA)

National Forest Products Association
1619 Massachusetts Avenue, N.W.
Washington, D.C. 20036

NSF

National Sanitation Foundation
Ann Arbor, Michigan 48160

NYCRR

New York Code Rules and Regulations
Publications Bureau
Department of State
162 Washington Avenue
Albany, N.Y. 12231

PDI

Plumbing Drainage Institute
5342 Boulevard Place
Indianapolis, Indiana 46208

PCA

Portland Cement Association
Old Orchard Road
Skokie, Illinois 60076

PS

Office of Product Standards
National Bureau of Standards
U.S. Department of Commerce
Washington, D.C. 20234
(Available from Superintendent of Documents)

PSC

New York State Public Service Commission
NYC Office
Two World Trade Center
New York, New York 10047

RCRBS

Research Council on Riveted and Bolted
Structural Joints of the Engineering Foundation
345 East 47th Street
New York, New York 10017

RCSHSB

Red Cedar Shingle and Handsplit
Shake Bureau
5510 White Building
Seattle, Washington 98101

CORRECTIONS

SJI

Steel Joist Institute
1703 Parham Road
Suite 204
Richmond, Virginia 23229

SMACNA

Sheet Metal and Air-Conditioning
Contractors National Association, Inc.
8224 Old Courthouse Road
Vienna, Virginia 22180

SPIB

Southern Pine Inspection Bureau
P.O. Box 846
Pensacola, Florida 32594

SSSI

Steel Scaffolding & Shoring Institute
2130 Keith Building
Cleveland, Ohio 44115

TCA

Tile Council of America
4801 Montgomery Lane
Washington, D.C. 20014

TPI

Truss Plate Institute, Inc.
7411 Riggs Road
Hyattsville, Maryland 20783

UL

Underwriters' Laboratories, Inc.
207 East Ohio Street
Chicago, Illinois 60611

or

1285 Melville Road
Melville, New York 11746

(USASI) see ANSI

3. This amendment shall take effect immediately.

Matter in *italics* is new material; matter in brackets
is old material being deleted.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test

Resolved, that the Board of Standards and Appeals does
hereby *approve* this *Reference Standard* RS 2-1 in accord-
ance with the above report.

FILING FEES

FILING FEES

Effective September 1, 1980
Int. No. 865

A LOCAL LAW to amend the administrative code of the city of New York in relation to the payment of fees in connection with the filing of applications with the Board of Standards and Appeals.

Be it enacted by the Council as follows:

Section 1. Section 666-1.0 of the administrative code of the city of New York, as amended by local law thirty-eight of the laws of nineteen hundred seventy-nine, is amended to read as follows:

§ 666-1.0. Fees.—The fees hereinbelow set forth shall be charged for the following applications, appeals and reviews:

1. a. Application for approval of materials, appliances and methods or variances of construction \$300.00
- b. Application for amendment of prior approval of materials, appliances and methods of variances of construction 225.00
- c. Application to reopen an application pursuant to Article IV, section four or Article V, section six of the board's rules of procedure 150.00
2. Application for any variance and special permit under the zoning resolution with respect to:
 - a. One, two and three family dwellings ... 100.00
 - b. Other buildings and structures:
 - (1) 10,000 square feet or less of floor area 300.00
 - (2) In excess of 10,000 but not more than 20,000 square feet of floor area 450.00
 - (3) In excess of 20,000 but not more than 40,000 square feet of floor area 600.00
 - (4) In excess of 40,000 but not more than 70,000 square feet of floor area 750.00
 - (5) In excess of 70,000 but not more than 100,000 square feet of floor area 900.00
 - (6) In excess of 100,000 square feet of floor area 1,000.00
 - c. Junk yards, parking lots, automotive service stations and other similar uses:
 - (1) 10,000 square feet or less of lot area 225.00
 - (2) In excess of 10,000 but not more than 20,000 square feet of lot area 375.00
 - (3) In excess of 20,000 but not more than 40,000 square feet of lot area 525.00
 - (4) In excess of 40,000 but not more than 70,000 square feet of lot area 675.00
 - (5) In excess of 70,000 but not more than 100,000 square feet of lot area 825.00
 - (6) In excess of 100,000 square feet of lot area 975.00
 - d. Application for amendment of variance or special permit previously granted under paragraph a of subdivision two of this section 100.00
 - e. Application for amendment of variance or special permit previously granted under paragraph b or c of subdivision two of this section 225.00
 - f. Application for an extension of time in which to comply with the conditions imposed in the previous resolution of the board of standards and appeals .. 150.00
 - g. Application for extension of time to complete construction pursuant to section 11-32 and 11-33 of the zoning resolution of the city of New York 150.00
 - h. Application for extension of the term of a variance or special permit previously issued pursuant to subdivision two of this section:

- (1) For such variance or special permit issued pursuant to paragraph a of such subdivision 100.00
- (2) For such variance or special permit issued pursuant to subparagraph b of such subdivision 300.00
- (3) For such variance or special permit issued pursuant to subparagraph two of paragraph b of such subdivision 450.00
- (4) For such variance or special permit issued pursuant to subparagraph three of paragraph b of such subdivision 600.00
- (5) For such variance or special permit issued pursuant to subparagraph four of paragraph b of such subdivision 750.00
- (6) For such variance or special permit issued pursuant to subparagraph five of paragraph b of such subdivision 900.00
- (7) For such variance or special permit issued pursuant to subparagraph six of paragraph b of such subdivision 1,000.00
- (8) For such variance or special permit issued pursuant to subparagraph one of graph c of such subdivision 225.00
- (9) For such variance or special permit issued pursuant to subparagraph two of paragraph c of such subdivision 375.00
- (10) For such variance or special permit issued pursuant to subparagraph three of paragraph c of such subdivision 525.00
- (11) For such variance or special permit issued pursuant to subparagraph four of paragraph c of such subdivision 675.00
- (12) For such variance or special permit issued pursuant to subparagraph five of paragraph c of such subdivision 825.00
- (13) For such variance or special permit issued pursuant to subparagraph six of paragraph c of such subdivision 975.00
3. Appeals from or application for review of any order, requirement or determination of the commissioner of buildings or of any borough superintendent of buildings of the department of buildings or of the fire commissioner or any rule or regulation or amendment or repeal thereof made by the fire commissioner or the commissioner of ports and terminals 150.00
4. Application filed for variation of the provisions of the multiple dwelling law, or labor law, and application filed pursuant to the general city law 150.00
5. Exemptions—
 - a. The provisions of this section shall not apply if the owner of the premises affected by the application, appeal or review, be a corporation, or association organized and operated exclusively for religious, charitable or educational purposes, or for one or more such purposes, no part of the net earnings of which enures to the benefit of any private individual and provided that the premises affected are to be used exclusively by such corporation or association for one or more such purposes.
 - b. The provisions of this section shall not apply if a municipal department or agency of the city is the applicant or appellant before the Board of Standards and Appeals.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

University of Illinois Libr
Att: Serial Dept.
Urbana, Ill. 61801

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

332.05
V560

336

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

THE LIBRARY OF THE

NOV 7 1980

UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

Vol. LXV Subscription September 18, 1980 By Mail, 65 cents (Cash only) Nos. 32 thru 38
\$25.00 a year Single Copies, 50 cents

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., Chairman

PHILIP P. AGUSTA, R.A., M.U.P., Vice Chairman

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

Commissioners.

ALAN D. GERSHUNY, Executive Director

RICHARD B. ATWELL, Deputy Director

FRANCES M. WALDRON, Secretary

DARRELL L. GAVRIN, J.D., Counsel

AVRIL H. LATHAM, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

REVISED SOC FORMS— EFFECTIVE OCTOBER 1, 1980.

Please be advised that the Board has revised the SOC application form. All requests for matters to be placed on the Special Order Calendar shall be submitted on said revised forms effective October 1, 1980. Revised forms are available at the application counter. Further, no requests for SOC items will be accepted after October 1, 1980 on other than the revised form.

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 29, 1980, an Order to Show Cause and Petition was served on the Board by Leonard F. Rothkrug, attorney for the petitioner, Joseph Lazzaro, seeking a review of an Appeal brought to the Board of Estimate by Estelle Grotzky, which reversed the Board of Standards and Appeals grant of the application on February 26, 1980, based on a decision of the Borough Superintendent, to permit in an R5 district, the erection of a one-story building for the display and sales of new and used cars with accessory parking. Calendar Number 230-77-BZ, premises affected, 1873 McDonald Avenue, east side, 100 feet north of Quentin Road, Block 6633, Lot 50, Borough of Brooklyn.

CONTENTS

Revised SOC Forms—Effective October 1, 1980.

Order to Show Cause and Petition Served on the Board
of Standards and Appeals.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, Sep-
tember 9, 1980, Affecting Calendar Numbers—

997-54-BZ	819-76-BZ	200-80-BZ
221-60-BZ	820-76-BZ	343-80-BZ
1267-64-BZ	821-76-BZ	345-80-BZ
248-74-BZ	822-76-BZ	391-80-BZ
1236-79-BZ	823-76-BZ	392-80-BZ
200-24-BZ—Vol. III	824-76-BZ	393-80-BZ
187-52-BZ—Vol. II	825-76-BZ	394-80-BZ
423-54-BZ—Vol. II	826-76-BZ	395-80-BZ
887-54-BZ—Vol. II	827-76-BZ	396-80-BZ
1068-64-BZ	828-76-BZ	397-80-BZ
1091-65-BZ	829-76-BZ	451-80-BZ
627-70-BZ—Vol. II	830-76-BZ	579-80-BZ
809-76-BZ	831-76-BZ	639-79-BZ
810-76-BZ	832-76-BZ	754-79-BZ
811-76-BZ	833-76-BZ	755-79-A
812-76-BZ	834-76-BZ	1235-79-BZ
813-76-BZ	1096-79-BZ	49-80-BZ
814-76-BZ	56-80-BZ	121-80-BZ
815-76-BZ	381-80-A	180-80-BZ
816-76-BZ	68-80-BZ	204-80-BZ
817-76-BZ	140-80-BZ	506-80-BZ
818-76-BZ	141-80-A	

Minutes of Regular Meeting, Tuesday Afternoon, Sep-
tember 9, 1980, Affecting Calendar Numbers—

29-80-A	122-80-A	695-80-A
30-80-A	123-80-A	696-80-A
31-80-A	127-80-A	697-80-A
828-79-A	128-80-A	698-80-A
829-79-A	612-80-A	699-80-A
895-79-A	613-80-A	700-80-A
1048-79-A	694-80-A	

Corrections Affecting Calendar Numbers—

241-74-SA	1089-79-BZ	379-80-BZ
931-78-BZ	1236-79-BZ	1226-79-SA

Filing Fees.

CALENDAR

DOCKET

New Cases Filed up to September 9, 1980

Cal. No. Dept. Premises Affected

839-80-BZ—B.Q.—63-45/57 Fresh Pond Road, northeast corner of Grove Street, Block 3609, Lot 1, Ridgewood, Borough of Queens. Community Board #5Q. Alt. #361/80. re- proposed change in use of a theatre U.G. #8 into an enclosed skating rink U.G. #12 in a commercial dist., Cont. to Section 52-36 Z.R.

840-80-SA—Rated 175# P.S.I. iron body detector check valve Model #B. Manufactured by Globe Fire Equipment Company.

841-80-SM—Ductile iron threaded fittings manufactured by Nibco Incorporated, Division of Dayton Division, Nibco Incorporated.

842-80-SM—Rockford Sanitary systems separators and drains. Model #G-, G-LO, G-M, G-LO-M, GF-, GFE-, GFM, GIS, GaS, GPS, GSS, OS, RHS, GSC, RMS Grease, Oil and solids separators, SD floor drains. Manufactured by Quip-Matic, Incorporated. Division of Rockford Sanitary Systems.

843-80-A—F.D.—re- Packaging of inflammable mixture known as "PMD Gas Treatment" in 12 fluid ounces long neck polyethylene plastic container molded hermetic seal. Container not in compliance with the Administrative Code.

844-80-A—F.D.—re- Packaging of inflammable mixture known as "PMD Gasohol" in 16 fluid ounces long neck polyethylene plastic container with molded hermetic seal. Container not in compliance with the Administrative Code.

845-80-A—F.D.—re- Packaging of inflammable mixture known as "PMD Windshield Wash" in long neck bottle plastic 16 ounces Rd. with hermetic seal. Container not in compliance with the Administrative Code.

846-80-A—F.D.—re- Packaging of inflammable mixture known as "Morak Windshield Wash" in long neck bottle plastic 16 ounces Rd. with hermetic seal. Container not in compliance with the Administrative Code.

847-80-A—F.D.—re- Packaging of inflammable mixture known as "Morak Gas Line Antifreeze" in long neck bottle plastic 12 ounce square with hermetic seal. Container not in compliance with the Administrative Code.

848-80-A—F.D.—re- Packaging of inflammable mixture known as "PMD Gas Line Antifreeze" in long neck bottle plastic 12 ounces square with hermetic seal. Container not in compliance with the Administrative Code.

849-80-A—F.D.—re- Packaging of inflammable mixture known as "Pathmark Gas Line Antifreeze" in long neck bottle plastic 12 ounces Rd. with hermetic seal. Container not in compliance with the Administrative Code.

850-80-BZ—B.B.—17-77 Vandalia Avenue, northeast corner of Louisiana Avenue, Block 4431, Lot 100, Borough of Brooklyn. Community Board #5BK. N.B. #82/80. re- proposed development does not comply with provision of 92 accessory parking spaces are required for proposed development and 60 are provided, Cont. to Section 25-25 Z.R.

851-80-A—F.D.—re- Packaging of combustible mixture known as "STP Diesel Fuel Treatment." 8 ounces plastic

with polypropylene screw on top. Containers not in compliance with the Administrative Code.

852-80-A—B.S.I.—Kissek Avenue, west side, 100.02 feet south of Snug Harbor Road, Block 78, Lot 21, West Brighton, Borough Staten Island. N.B. #923/79. re- proposed lot has a frontage of 13.66' which is less than 20.00'. A minimum of 20.00' Fire Department access is not provided, Cont. to Sections 36 of the General City Law and C26-201.0 of the Administrative Code.

853-80-A—B.S.I.—Kissel Avenue, west side, 100.02 feet south of Snug Harbor Road, Block 78, Lot 21, West Brighton, Borough of Staten Island. N.B. #924/79. re- proposed lot has a frontage of 13.66' which is less than 20.00'. A minimum of 20.00' Fire Department access is not provided, is Contrary to Sections 36 of the General City Law, C26-201.0 of the Administrative Code.

854-80-SA—Automatic Sprinklers, Upright, Pendent, Recessed and Horizontal Sidewall; 1/2" Orifice, 1/2" NPT, Model (F). Manufactured by Automatic Sprinkler Corporation of America.

855-80-A—B.Q.—18-01 130th Street, southeast corner of 18th Avenue, Block 4126, Lot 14, College Point, Borough of Queens. N.B. #115/80. re- proposed use of drywells for the storm water (Local Law #7).

856-80-A—B.M.—952 Fifth Avenue, east side, 27.2 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Alt. #448/73. re- proposed floors 12 thru 22 which do not have two exit stairs to street, Cont. to Section 102 of Multiple Dwelling Law, and Section 92-05 Z.R.

857-80-SA—Clayton automatic valves, Model #90G-21, 93D-7CKC, 93E-7CKC, 49D-1CKC, 49E-1CKC, 50B-4KG, 2050B-4KG, 50B-KG, 100-01, 100G, 134-05, 414-01. Manufactured by Griswold Industries, Division of Claval Company.

858-80-BZ—B.B.—1458 55th Street, south side, 210 feet west of 15th Avenue, Block 5685, Lot 28, Borough of Brooklyn. Community Board #12BK. N.B. #83/79. re- proposed three story family dwelling does not meet the minimum required open space ratio, and maximum permitted floor area, Cont. to Section 23-142 Z.R.

859-80-A—B.B.—1458 55th Street, south side, 210 feet west of 15th Avenue, Block 5685, Lot 28, Borough of Brooklyn. N.B. #83/80. re- proposed provide a primary entrance usable and accessible to individuals in wheel chairs for the proposed three family dwelling J2, Cont. to Section C-26-601.1 of Building Code.

860-80-BZ—B.B.—1220 45th Street, south side, 150 feet east of 12th Avenue, Block 5616, Lot 14, Borough of Brooklyn. Community Board #12BK. N.B. #6/80. re- proposed three story family dwelling does not meet the minimum required open space ratio, maximum permitted floor area, Cont. to Section 23-142 Z.R.

861-80-A—B.B.—1220 45th Street, south side, 150 feet east of 12th Avenue, Block 5616, Lot 14, Borough of Brooklyn. N.B. #6/80. re- proposed lot line window usable for light and ventilation, and 3/4 hour F.P.S.C. windows for lot line windows, Cont. Section table 3-4 of Building Code, provide a primary entrance usable and accessible to individuals in wheel chairs for three family dwelling, Cont. to J2 C26-601.1 of Building Code.

862-80-BZ—B.M.—130-142 Barrow Street, south side, 100.8 1/4 feet west of Washington Street, Block 604, Lot

CALENDAR

8, Borough of Manhattan. Community Board #2M. Alt. #567/80. re-proposed conversion of building from garage to Class A Multiple Dwelling is not permitted as of right in a manufacturing dist., Cont. to Section 42-00 Z.R.

853-80-A—B.M.—130-142 Barrow Street, south side, 100.8¼ feet west of Washington Street, Block 604, Lot 8, Borough of Manhattan. Alt. #567/80. re-proposed enlargement of a building is not permitted as of right under Art. 277 sud. Div. 7DD of the Multiple Dwelling Law.

854-80-BZ—B.M.—14 East 4th Street, southwest corner of Lafayette Street, Block 531, Lot 6, Borough of Manhattan. Community Board #2M. Alt. #482/80. re-proposed joint living working quarter for artist (UG17D) located in M1-5B dist., Cont. to Sections 42-14 Z.R., 42-142 Z.R., and 43-17 Z.R.

865-80-A—B.M.—14 East 4th Street, southwest corner of Lafayette Street, Block 531, Lot 6, Borough of Manhattan. Alt. #482/80. re-proposed penthouse which increases height of building public hall at every other level of triplex and quadruplex apartment, enclosure for stairs within apartments, and proper fire balconies from level of duplex apartment which does not have access to public hall as egress, Cont. to Sections 103 and 277(7)(d) of Multiple Dwelling Law.

866-80-A—B.S.I.—751 Clermont Avenue, northeast corner of Finley Avenue, Block 7924, Lot 54, Tottenville, Borough N.B. #313/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law. re-proposed use of drywells for the disposal of storm water (Local Law #7).

867-80-A—B.S.I.—71 Ravenna Street, northeast corner of Holdridge Avenue, Block 6361, Lot 117, Annadale, Borough of Staten Island. N.B. #630/80. re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law. re-proposed use of drywells for the disposal of storm water (Local Law #7).

868-80-A—B.S.I.—77 Ravenna Street, north side, 85.08 feet east of Holdridge Avenue, Block 6361, Lot 113, Annadale, Borough of Staten Island. N.B. #700/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re-proposed use of drywells for the disposal of storm water (Local Law #7).

869-80-A—B.S.I.—1000 Targee Street, west side, 160.15 feet south of Ralph Place, Block 3168, Lot 161, Borough of Staten Island. re-proposed Revocation of Certificate of Occupancy, for subject premises as per Sec. 645 of the charter.

870-80-A—F.D.—re- Jayar Trucking Incorporated, re-fuel oil tank truck with identification #39515. The capacity of the vehicle exceeds the lawful limits set forth in Section 4 of the "Specifications of the Fire Department" relating to fuel oil tank trucks transporting #2 fuel oil.

871-80-BZ—B.S.I.—274 Park Street, south side 109.97 feet west of Wilder Avenue, Block 4416, Lot 28, Richmond-town, Borough of Staten Island. Community Board #3S.I. Alt. #136/79. re-proposed one story extension to an existing one family dwelling in an R2 district which encroaches into the required rear yard, is contrary to Section 23-44 Z.R.

872-80-BZ—B.Q.—87-03 Queens Boulevard, northeast corner of 55th Street, Block 1843, Lot 1, Borough of

Queens. Community Board #4Q. N.B. #219/80. re-proposed furnish rear yard, illumination of required parking contrary to Sections 33-23 Z.R., 33-26 Z.R., 36-21 Z.R. and 36-231 Z.R.

873-80-BZ—B.Q.—108-59 Roosevelt Avenue, north side, 200 feet west of 111th Street, Block 1780, Lot 58, Corona, Borough of Queens. Community Board #3Q. Alt. #411/80. re-proposed auto repairs in an R6 district U.G.16 is contrary to Section 22-00 Z.R.

874-80-SM—Standpipe Hose, Model # "Elk-Lite 11" Fire Hose, Manufactured by Elkhart Brass Manufacturer Company, Incorporated.

875-80-SM—Two and three hour fire protection and four hour beam protection with USG thermafiber, manufactured by United States Gypsum Company.

876-80-SA—Pyrotronics system Voice Alarm, manufactured by Pyrotronics A Division of Baker Protective Services.

877-80-BZ—B.B.—1710 54th Street, south side, 79.4 feet west corner of 17th Avenue, Block 5486, Lot 11, Borough of Brooklyn. Community Board #12BK. Alt. #469/80. re-proposed enclosed porch, 1st story in an R5 dist. encroaches on the required 18 foot front yard, Cont. to Sections 23-45 Z.R., 23-44 Z.R.

878-80-BZ—B.M.—141 West 24th Street, north side, 274.5 feet east of Seventh Avenue, Block 800, Lot 16, Borough of Manhattan. Community Board #4M. Alt. #333/80. re-proposed residence building (UG2) located in M1-6 dist. there are no bulk or parking regulations for such use. Cont. to Section 42-00 Z.R.

879-80-A—F.D.—462 11th Avenue, east side, 50 feet north of 37th Street, Block 709, Lot 3, Borough of Manhattan. re- Modification of Certificate of Occupancy #76778.

880-80-A—F.D.—2 Penn Plaza, southwest corner of 7th Avenue, and 31st Street, Block 781, Lot Pt. of 1, Borough of Manhattan. re- Modification of Certificate of Occupancy #75121.

881-80-A—F.D.—288 Cooper Street, Block 3443, Lot 24, Borough of Brooklyn. re- installation of oil tank.

882-80-BZ—B.Q.—11-01 166th Street, northeast corner of 12th Avenue, Block 4602, Lot 135, Whitestone, Borough of Queens. Community Board #7Q. Alt. #863/80. re-proposed enlargement in an R-4 dist. in the conversion of a non-complying building increases the degree of non-compliance as to FAR, OSB and floor area per room, Cont. to Sections 54-31 Z.R., 23-141 Z.R. and 23-222 Z.R.

883-80-A—B.Q.—11-01 166th Street, northeast corner of 12th Avenue, Block 4602, Lot 135, Whitestone, Borough of Queens. Alt. #863/80. re-proposed accessory parking within a portion of the required rear yard is Cont. to Section 60(4) of the Multiple Dwelling Law.

884-80-A—F.D.—Section 4 of "Specifications for Tank Trucks" (Fire Prevention Directive 6-76—Revised) which is applicable to vacuum trucks, limits the capacity of the tank to 6,500 gallons, plus a two and one half percent (2.5%) for expansion, therefore your request to use a vehicle with a capacity of 7,005 gallons is denied.

885-80-BZ—B.Bx.—701-703 Minnieford Avenue, west side, 76 feet north of Bridge Street, Block 5636, Lot 177,

CALENDAR

Borough of The Bronx. Community Board #10BX. re-proposed conversion to restaurant building use group 6 is not allowed in C-3 dist. App. 800055.

886-80-A—B.Bx.—701-703 Minnieford Avenue, west side, 76 feet north of Bridge Street, Block 5636, Lot 177, Borough of The Bronx. App. 800055. re-proposed class construction II D for occupancy group F-4 is not allowed (as listed on work permit) as per N.Y.C. Building Code.

887-80-BCR—Modification of Reference Standard RS10 (Concrete) of the Building Code of the City of New York.

888-80-BCR—Modification of Reference Standard RS 7 (Special Uses and Occupancies) of the Building Code of the City of New York.

889-80-BZ—B.S.I.—1334 Richmond Road, south side, 102.71 feet west of Newberry Avenue, Block 3290, Lot 11, Dongan Hills, Borough of Staten Island. Community Board #2S.I. Alt. #205/80. re-proposed enlargement of an existing non-conforming retail store (Use group 6), and extension of parking area, located within an R3-2 dist. There are no bulk, parking or loading regulations for a commercial use within a residential dist., Cont. to Sections 52-41 Z.R. and 22-10 Z.R.

890-80-A—B.S.I.—560 Bay Street, northwest corner of Union Place, Block 513, Lot 5, Borough of Staten Island. Alt. #304/79. re-proposed sprinkler (Local Law #41).

891-80-A—B.S.I.—6 Gilroy Street, southwest corner of West Castor Place, Block 6109, Lot 55, Borough of Staten Island. N.B. #756/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

892-80-A—B.S.I.—16 Gilroy Street, west side, 106.00 feet south of West Castor Place, Block 6109, Lot 60, Borough of Staten Island. N.B. #757/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

893-80-A—B.S.I.—26 Gilroy Street, west side, 212.00 feet south of West Castor Place, Block 6109, Lot 65, Borough of Staten Island. N.B. #758/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

894-80-A—B.S.I.—38 Gilroy Street, west side, 318.00 feet south of West Castor Place, Block 6109, Lot 70, Borough of Staten Island. N.B. #759/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

895-80-A—B.S.I.—48 Gilroy Street, west side, 424.00 feet south of West Castor Place, Block 6109, Lot 75, Borough of Staten Island. N.B. #760/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

896-80-A—B.S.I.—1171 Woodrow Road, northwest corner of Gilroy Street, Block 6109, Lot 1, Borough of Staten Island. N.B. #761/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

897-80-A—B.S.I.—1149 Woodrow Road, north side, 62.30 feet east of Gilroy Street, Block 6108, Lot 7, Borough of Staten Island. N.B. #762/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

898-80-A—B.S.I.—61 Gilroy Street, northeast corner of Woodrow Road, Block 6108, Lot 10, Borough of Staten Island. N.B. #763/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

899-80-A—B.S.I.—47 Gilroy Street, east side, 42.00 feet south of West Castor Place, Block 6108, Lot 16, Borough of Staten Island. N.B. #764/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

900-80-A—B.S.I.—37 Gilroy Street, east side, 350.00 feet south of West Castor Place, Block 6108, Lot 21, Borough of Staten Island. N.B. #765/80. re-proposed use of drywells for one disposal of storm water (Local Law #7).

901-80-A—B.S.I.—27 Gilroy Street, east side, 225.06 feet south of West Castor Place, Block 6108, Lot 26, Borough of Staten Island. N.B. #766/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

902-80-A—B.S.I.—17 Gilroy Street, east side, 125.00 feet south of West Castor Place, Block 6108, Lot 31, Borough of Staten Island. N.B. #767/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

903-80-A—B.S.I.—7 Gilroy Street, southeast corner of West Castor Place, Block 6108, Lot 37, Borough of Staten Island. N.B. #768/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

904-80-A—B.S.I.—12 West Castor Place, south side, 60.38 feet east of Gilroy Street, Block 6108, Lot 42, Borough of Staten Island. N.B. #769/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

905-80-A—F.D.—re-Packaging of combustible mixture known as "Lemon Bright" in 16 fluid ounces oblong and 27 fluid ounces handle ware plastic bottle with plastic screw cap. Container not in compliance with the Administrative Code.

906-80-A—F.D.—re-Packaging of combustible mixture known as "Lemon Bright" in 27 fluid ounces oblong handle ware plastic bottle with plastic screw cap. Container not in compliance with the Administrative Code.

907-80-A—B.S.I.—77 Newberry Avenue, north side, 89.75 feet west of Wilson Street, Block 3289, Lot 42, Old Town, Borough of Staten Island. N.B. #646/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

908-80-A—F.D.—re-Packaging of flammable mixture known as "Repeat-O-Type Spirit Duplicating Fluid" in a one gallon square, polyethylene with metal screw cap with liner, Containers not in compliance with the Administrative Code.

909-80-A—B.Q.—39-02 Queens Boulevard, southeast corner of 39th Street, Block 195, Lot 21, Sunnyside, Borough of Queens. Alt. #486/79. re-proposed installation of ten 4,000 gallon tank, is Cont. to F.P. C19-69.0 (1-A).

910-80-A—B.Q.—249-20 Grand Central Parkway, south side, 683.74 feet west of Little Neck Parkway, Block 8401, Lot 650, Borough of Queens. N.B. #345/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

911-80-A—B.Q.—249-22 Grand Central Parkway, south side, 661.74 feet west of Little Neck Parkway, Block 8401, Lot 654, Borough of Queens. N.B. #346/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

912-80-A—B.Q.—249-24 Grand Central Parkway, south side, 639.74 feet west of Little Neck Parkway, Block 8401, Lot 655, Borough of Queens. N.B. #347/79. re-

CALENDAR

proposed use of drywells for the disposal of storm water (Local Law #7).

913-80-A—B.Q.—249-26 Grand Central Parkway, south side, 617.74 feet west of Little Neck Parkway, Block 8401, Lot 656, Borough of Queens. N.B. #348/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

914-80-A—B.Q.—249-28 Grand Central Parkway, south side, 530.34 feet west of Little Neck Parkway, Block 8401, Lot 657, Borough of Queens. N.B. #349/79. re-proposed use of drywells for the disposal of storm water (Local Law #7).

915-80-SA—Goulds Model #3405 Centrifugal pump, manufactured by Goulds Pumps, Incorporated, Division Engineered Products Division.

916-80-BZ—B.S.I.—85 Bolivar Street, northeast corner of LaGuardia Avenue, Block 696, Lot 200, Todt Hill, Borough of Staten Island. Community Board #2S.I. N.B. #802/77. re-proposed lot width less than 60 feet 0 inches in R1-2 dist. is Cont. to Section 23-32 Z.R.

917-80-A—B.S.I.—7-19th Street, northwest corner of Arden Avenue, Block 5391, Lot 20, Eltingville, Borough of Staten Island. N.B. #71/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

918-80-A—B.S.I.—15-19th Street, north side, 87.12 feet west of Arden Avenue, Block 5391, Lot 80, Eltingville, Borough of Staten Island. N.B. #72/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3 of the General City Law. re-proposed use of drywells for the disposal of storm water (Local Law #7).

919-80-A—B.S.I.—23-19th Street, north side, 75.00 feet east of Harold Avenue, Block 5391, Lot 85, Eltingville, Borough of Staten Island. N.B. #73/80. re-proposed building not fronting on a legally mapped street, Sec. 36, Art. 3, of the General City Law. re-proposed use of drywells for the disposal of storm water (Local Law #7).

920-80-A—B.S.I.—31-19th Street, northeast corner of Harold Avenue, Block 5391, Lot 90, Eltingville, Borough of Staten Island. N.B. #74/80. re-proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re-proposed use of drywells for the disposal of storm water (Local Law #7).

921-80-BZ—B.Q.—32-50 38th Street, west side, 405.42 feet north of 34th Avenue, Block 655, Lot 57, Astoria, Borough of Queens. Community Board #1Q. N.B. #225/80. re-proposed floor area ratio for the proposed J-2 structures, floor area per room of 215 square feet, side yards, off street accessory parking spaces for two cars located in the front yard in a R-5 dist. Contrary to Sections 23-141 Z.R., 23-222 Z.R., 23-462 Z.R. and 23-44 Z.R.

922-80-BZ—B.Q.—32-52 38th Street, west side, 380.92 feet north of 34th Avenue, Block 655, Lot 58, Astoria, Borough of Queens. Community Board #1Q. N.B. #226/80. re-proposed floor area ratio for the proposed J-2 structures, floor area per room of 215 square feet, side yards, off-street accessory parking spaces for two cars located in the front yard in an R-5 dist. Contrary to Sections 23-141 Z.R., 23-222 Z.R., 23-462 Z.R. and 23-44 Z.R.

923-80-BZ—B.Q.—20-44 48th Street, west side, 335 feet north of 21st Avenue, Block 763, Lot 55, Astoria, Borough of Queens. Community Board #1Q. N.B. #269/80. re-proposed front yard or less than 18-0 an R-4 dist. for a three family three story multiple dwelling is Cont. to Sections 23-45 Z.R. and 23-631 Z.R.

924-80-A—B.Q.—20-44 48th Street, west side, 235 feet north of 21st Avenue, Block 763, Lot 55, Astoria, Borough of Queens. N.B. #269/80. re-proposed windows of the proposed basement dwelling unit of a J-2 occupancy facing an adjacent space of less than 30.0 is Cont. to Section C26-1202.2 of the Administrative Code.

925-80-BZ—B.Q.—20-50 48th Street, west side, 280 feet north of 21st Avenue, Block 763, Lot 59, Astoria, Borough of Queens. Community Board #1Q. N.B. #270/80. re-proposed front yard or less than 18.0 in an R-4 dist. for a three family three story multiple dwelling is Contrary to Sections 23-45 Z.R. and 23-631 Z.R.

926-80-A—B.Q.—20-50 48th Street, west side 280 feet north of 21st Avenue, Block 763, Lot 59, Astoria, Borough of Queens. N.B. #270/80. re-proposed windows of the proposed basement dwelling unit of a J-2 occupancy facing an adjacent space of less than 30.0 is Cont. to Section C26-1202.2 of the Administrative Code.

927-80-BZ—B.M.—552-66 Avenue of the Americas, northeast corner of West 15th Street, Block 817, Lot 1, Borough of Manhattan. Community Board #5M. Alt. #1352/79. re-proposed change of use from retail sales area and doctor's office to physical culture establishment required special permit. Cont. to Sections 32-31 Z.R. and 32-30 Z.R.

928-80-BZ—B.B.—989-1001 Liberty Avenue, northwest corner of Conduit Boulevard, Block 4157, Lot 32, Borough of Brooklyn. Community Board #5BK. Alt. #745/80. re-proposed one story enlargement to be used for automobile repair U.G. 16 and for sale of new and used motor vehicles, is not permitted as of right within a C-2-2 in R-5 Dist. Sections 32-25 Z.R. and 52-22 Z.R.

929-80-SM—Fire Protection Products Model #G-632, G633, G634, G-636, G-638-0, G-937, G-938, G-939, G-940, B133, G-951, G-950, F-947, 20-B, E, 40-B and 40-E, Manufactured by Stockham Valves and Fittings.

930-80-BZ—B.M.—50 East 78th Street, south side, 100 feet east of Madison Avenue, Block 1392, Lot 47, Borough of Manhattan. Community Board #8M. Alt. #265/80. re-proposed maintenance of the basement art gallery use beyond July 17, 1967 is the B.S.A. granted under Cal. #1903-61-BZ.

931-80-A—B.S.I.—28 Helios Place, northwest corner of Woodrow Road, Block 7026, Lot 140, Rossville, Borough of Staten Island. N.B. #64/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

932-80-A—B.S.I.—38 Helios Place west side, 113.28 feet north of Woodrow Road, Block 7026, Lot 145, Rossville, Borough of Staten Island. N.B. #65/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

933-80-A—B.S.I.—839 Annadale Road, east side, 105.15 feet north of Rosen Street, Block 6225, Lot 8, Annadale, Borough of Staten Island. N.B. #118/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

934-80-A—B.S.I.—821 Woodrow Road, west side, 52.57 feet north of Delmar Avenue, Block 6045, Lot 7, Huguenot, Borough of Staten Island. N.B. #1355/78. re-proposed use of drywells for the disposal of storm water (Local Law #7).

935-80-A—B.S.I.—825 Woodrow Road, northwest corner of Delmar Avenue, Block 6045, Lot 10, Huguenot, Borough of Staten Island. N.B. #1356/78. re-proposed use of drywells for the disposal of storm water (Local Law #7).

936-80-BZ—B.M.—215-217 East 60th Street, north side, 195 feet east of 3rd Avenue, Block 1415, Lots 59, 108, Borough of Manhattan. Community Board #8M. Alt. #875/75. re-proposed retail stores in a building located in R8 dist. are cont. to Section 22-10 Z.R.

937-80-A—F.D.—585 Dekalb Avenue, northwest corner of Nostrand Avenue, Block 1764, Lot 1, Borough of Brooklyn. re-proposed smoking permit.

938-80-BCR—Modification of Reference Standard RS14 (Heating and Combustion Equipment) of the Building Code of the City of New York.

939-80-BCR—Modification of Reference Standard RS 15 (Chimneys and Gas Vents) of the Building Code of the City of New York.

940-80-BZ—B.M.—20 East 20th Street, south side, 125.7 feet east of Broadway, Block 848, Lot 59, Borough of Manhattan. Community Board #5M. Alt. #1120/79. re-proposed residence building (UG2) located in M1-5 dist. is Cont. to Section 42-00 Z.R., there are no bulk or parking regulation for this occupancy.

941-80-BZ—B.B.—1464 55th Street, south side, 180 feet west of 15th Avenue, Block 5685, Lot 129, Borough of Brooklyn. Community Board #12BK. N.B. #84/79. re-proposed three family dwelling in an R6 dist. three story in height does not meet the minimum requirement for open space is Cont. to Section 23-152 Z.R.

942-80-A—B.B.—1464 55th Street, south side, 180 feet west of 15th Avenue, Block 5685, Lot 129, Borough of Brooklyn. N.B. #84/79. re-proposed primary entrance usable and accessible to individuals in wheelchair Cont. to Sec. C26-601.1 of Building Code.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

OCTOBER 14, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, October 14, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

735-59-BZ

APPLICANT—Millard Bresin for Amoco Oil Company, long term lessee.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of term of variance which expired May 24, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a retail use district, the

erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only, sale of auto accessories, auto laundry, parking and storage of more than five motor vehicles.

PREMISES AFFECTED—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lots 1 and 59 (formerly Lot 1), Borough of The Bronx. Community Board #10BX.

416-60-BZ

APPLICANT—McInerney and Mulvaney for Springfield Long Island Cemetery Society, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 17, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the erection of a one story building in a retail use district which is to be used for the repair of motor operated cemetery equipment and as a locker room for cemetery employees and the parking and storage of motor vehicles in an area which lies partly in the retail use and partly in an adjoining residence use district.

PREMISES AFFECTED—121-22 to 121-58 (121-30 official) and 121-72 to 121-90 Springfield Boulevard and 99-01 to 99-19 122nd Avenue, northwest corner and 199-02 to 202-94 Nashville Boulevard, Block 12695, Lots 1, 25, 21, 35, 47, 52, 81, 83 and 102, Springfield Gardens, Borough of Queens. Community Board #13Q.

1071-40-BZ—Vol. II

APPLICANT—Charles Rizzo for 432 West 45th Street Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 20, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the additional use of a one story building for the storage of chemicals used in abutting factory and also private parking of more than 5 motor vehicles for customers and employees of Interchemical Corporation and its subsidiaries.

PREMISES AFFECTED—428 West 45th Street, south side, 375 feet west of Ninth Avenue, Block 1054, Lot 48, Borough of Manhattan. Community Board #4M.

391-58-BZ

APPLICANT—Charles M. Spindler Associates for Lee-milt Petroleum Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 27, 1978—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a retail and residence use district, the extension into the residence portion of the plot of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1312-1318 Taylor Avenue, east side, 97.27 feet north of Westchester Avenue, Block 3878, Lot 9, Borough of The Bronx. Community Board #9BX.

38-42-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Sun Oil Company, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance

CALENDAR

which expired May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View Avenue and 445 Underhill Avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx. Community Board #9BX.

102-77-BZ

APPLICANT—Albert Melniker for Union County Florist Supplies, Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of time to complete which expired July 12, 1978 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C1-3 district, the enlargement in area of an existing florist supply establishment that will create a non-conforming wholesale establishment.

PREMISES AFFECTED—87 Grove Avenue, north side, 30 feet east of Sharpe Avenue, Block 1076, Lot 8, Port Richmond, Borough of Staten Island. Community Board #1S.I.

52-55-BZ

APPLICANT—Harold R. Kalvin for Laurence Sola, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 26, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in the local retail portion of plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gun Hill Road, northwest corner of Bouck Avenue, Block 4733, Lot 72, Borough of The Bronx. Community Board #12BX.

ZONING CASES

440-80-BZ

APPLICANT—Edward Lauria for Mr. Mark Pearl binder, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 (CL) district, on a plot with an existing 24 story non-complying multiple dwelling the enclosing and use of a portion of the existing arcade as a boiler room that increase the degree of non-compliance.

PREMISES AFFECTED—330 West 56th Street, south side, 353.5 feet west of 8th Avenue, Block 10/8, Lot 47, Borough of Manhattan. Community Board #4M.

450-80-BZ

APPLICANT—Calvanico Associates for Sol Lerer, owner.

SUBJECT—Application March 28, 1980—decision of the Borough Superintendent, under Sections 72-01B and 72-21 of the Zoning Resolution, to permit in an R3-2 SRG district, the change in use of an existing one story and basement building from a community facility use into professional offices with accessory parking in the open area.

PREMISES AFFECTED—7 Smyrna Avenue, northwest corner of Drumgoole Road East, Block 5665, Lot 59,

Annadale, Borough of Staten Island. Community Board #3S.I.

606-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Richard E. Henrich, Jr., owner.

SUBJECT—Application April 30, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a M1-5 district, in an existing eight story and penthouse structure the enlargement of the penthouse and the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—121-125 West 17th Street, north side, 248 feet west of Avenue of the Americas, Block 793, Lot 22, Borough of Manhattan. Community Board #4M.

607-80-A

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Richard E. Henrich, Jr., owner.

SUBJECT—Application May 1, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—121-125 West 17th Street, north side, 248 feet west of Avenue of the Americas, Block 793, Lot 22, Borough of Manhattan.

679-80-BZ

APPLICANT—Solomon Sheer, for Landmark Restoration Company, owner.

SUBJECT—Application May 29, 1980—decision of the Borough Superintendent, under Sections 72-01 and 72-21 of the Zoning Resolution and Section 666 of the New York City Charter to permit in an R7-2 existing nine story multiple dwelling the maintenance of the approved doctor's office in the cellar as apartments that increases the degree of non-compliance in floor ratio and lot area per room.

PREMISES AFFECTED—13-19 East 11th Street, north side, 150 feet east of 5th Avenue, Block 569, Lot 34, Borough of Manhattan. Community Board #2M.

680-80-A

APPLICANT—Solomon Sheer for Landmark Restoration, owner.

SUBJECT—Application May 29, 1980—appeal from a decision of the Borough Superintendent, re- proposed cellar apartments contrary to Multiple Dwelling Law.

PREMISES AFFECTED—13-19 East 11th Street, north side, 150 feet east of 5th Avenue, Block 569, Lot 34, Borough of Manhattan.

690-80-BZ

APPLICANT—Storch, Pesa and Associates for Hen Farm Realty Corporation, owner.

SUBJECT—Application June 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R2 district, on a plot with an existing garden apartment development, the erection of an additional two story multiple dwelling and that increases the degree of non-compliance in the bulk requirement encroaches into the front yard and on the distance between building and increases the degree of non-conformity.

PREMISES AFFECTED—99-07—11-15 189th Street, northeast corner of Henderson Avenue, Block 10364, Lot 20, Borough of Queens. Community Board #12Q.

ALAN D. GERSHUNY, *Executive Director*

CALENDAR

887-80-BCR

OCTOBER 14, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, October 14, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated August 29, 1980 and received September 2, 1980.

SUBJECT—Modification of Reference Standard RS 10 (Concrete) of the Building Code of the City of New York.

888-80-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated August 29, 1980 and received September 2, 1980.

SUBJECT—Modification of Reference Standard RS 7 (Special Uses and Occupancies) of the Building Code of the City of New York.

125-77-SM

APPLICANT—Mobil Chemical Company, Chemical Coatings Division—tank lining materials.

840-80-SA

APPLICANT—Globe Fire Equipment Company—fire line detector check valve.

841-80-SM

APPLICANT—Nibco Incorporated—ductile iron fittings.

842-80-SM

APPLICANT—Esposito Sales Limited for Quip-Matic, Incorporated, Rockford Sanitary Systems Division—grease and oil separators.

854-80-SA

APPLICANT—"Automatic" Sprinkler Corporation of America, A Division of A-T-O Incorporated—automatic sprinkler head.

857-80-SA

APPLICANT—Cla-Val Company—automatic valves.

938-80-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated August 29, 1980 and received September 3, 1980.

SUBJECT—Modification of Reference Standard RS 14 (Heating and Combustion Equipment) of the Building Code of the City of New York.

939-80-BCR

APPLICANT—Irwin Fruchtmann, P.E., Commissioner, Department of Buildings, letter dated August 29, 1980 and received September 3, 1980.

SUBJECT—Modification of Reference Standard RS 15 (Chimneys and Gas Vents) of the Building Code of the City of New York.

1201-79-A

APPLICANT—Millard Bresin for Amoco Oil Company, long term lessee.

SUBJECT—Application November 27, 1979—appeal from a decision of the Borough Superintendent re- self service gasoline stations.

PREMISES AFFECTED—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lots 1 and 59, Borough of The Bronx.

501-80-A

APPLICANT—A. J. Calvanico for Peter Ciaravino, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—505 Rathbun Avenue, north side, 420 feet west of Delmar Avenue, Block 6314, Lot 55, Annadale, Borough of Staten Island.

502-80-A

APPLICANT—A. J. Calvanico for Dormer Homes, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—540 Sheldon Avenue, south side, 200 feet east of Nippon Avenue, Block 6315, Lot 11, Huguenot, Borough of Staten Island.

503-80-A

APPLICANT—A. J. Calvanico for Dormer Homes, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—544 Sheldon Avenue, south side, 150 feet east of Nippon Avenue, Block 6315, Lot 8, Huguenot, Borough of Staten Island.

504-80-A

APPLICANT—A. J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—553 Sheldon Avenue, north side, 90 feet east of Nippon Avenue, Block 6316, Lot 63, Huguenot, Borough of Staten Island.

505-80-A

APPLICANT—A. J. Calvanico for Dabe Construction Corporation, owner.

SUBJECT—Application April 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—557 Sheldon Avenue, north side, 40 feet east of Nippon Avenue, Block 6316, Lot 66, Huguenot, Borough of Staten Island.

516-80-A

APPLICANT—A. J. Calvanico for Septic Systems Incorporated, owner.

SUBJECT—Application April 15, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed

CALENDAR

use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—448 Sharrotts Road, south side, 1031.89 feet east of Arthur Kill Road, Block 7328, Lot 315, Pleasant Plains, Borough of Staten Island.

533-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fashion Wear Realty Corporation, owner, Coast Holding Corporation, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—113 West 42nd Street, north side, 150 feet west of Avenue of the Americas and West 42nd Street, Block 995, Lot 26, Borough of Manhattan.

534-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Sevco Realty Corporation, owner, Black Jack Distributors, Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet west of Seventh Avenue, Block 1013, Lot 37, Borough of Manhattan.

535-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Fun City Novel- ties Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—259 West 42nd Street, north side, 100 feet east of Eighth Avenue, Block 1014, Lot 5, Borough of Manhattan.

539-78-A

APPLICANT—Ralph J. Schwarz, Jr. for 303 West 42nd Street Corporation, owner, Show-World Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—303 West 42nd Street, north side, 75 feet east of Eighth Avenue, Block 1033, Lot 32, Borough of Manhattan.

540-78-A

APPLICANT—Ralph J. Schwarz, Jr. for Michael Zaffa- rano, owner, 1605 Book Center Incorporated, lessee.

SUBJECT—Application July 12, 1978—Review and Interpretation of Zoning Matter, re- proposed use of viewing machines.

PREMISES AFFECTED—1603-11 Broadway, west side, 19.6½ feet south of West 49th Street, Block 1020, Lot 43, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 21, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 9, 1980, at 10 o'clock at 80

Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

829-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner. OWNER OF PREMISES—Tulnoy Lumber Company.

SUBJECT—Application for consideration—to withdraw the application of July 22, 1980—appeal from a decision of the Fire Commissioner re- Modification of Certification of Occupancy.

PREMISES AFFECTED—1620A Webster Avenue, east side, 546 feet north of Claremont Parkway, Block 2897, Lot 24, Borough of The Bronx.

146-80-A

APPLICANT—Sheldon Lobel for SKR Company, owner.

SUBJECT—Application for consideration—to withdraw the application of February 15, 1980—appeal from a decision of the Borough Superintendent re- stop work order issued by the New York City Department of Buildings affecting an approved alteration application #894-78 and building permit #2903-79, permitting the conversion of floors 2 thru 12 to studios with accessory living.

PREMISES AFFECTED—356-360 West 36th Street, south side, 100 feet east of 9th Avenue, Block 759, Lot 72, Borough of Manhattan.

490-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "QS Plate Preserver", in one gallon plastic bottle with screw cap, container not in compliance with the requirements of the Administrative Code of the City of New York.

492-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "QS 12 Solution", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

495-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "QS 25 Subtractive Solution", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

497-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

CALENDAR

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "QSV 12 Developer", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

498-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "QS 100 Subtractive Solution", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

499-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "QS MP Solution", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

284-69-BZ

APPLICANT—Leonard F. Rothkrug for Birchwood Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 22, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R5 district, on a plot presently developed with two multiple dwellings, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—18-05 to 18-45 215th Street, 215-09 to 215-35 23rd Avenue, northeast corner, Block 5938, Lots 5 and 7, Bayside, Borough of Queens. Community Board #7Q.

890-78-BZ

APPLICANT—Rudolf J. Beneda for 3769 10th Avenue Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of time to complete which expired April 10, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-1 district, in an existing two story structure occupied as a factory and automobile repair shop, the conversion of the second floor into an apartment.

PREMISES AFFECTED—3769 10th Avenue, southeast corner of West 202nd Street, Block 2198, Lot 5, Borough of Manhattan.

560-79-BZ

APPLICANT—Leonard F. Rothkrug for Bushwick Avenue Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1980

—decision of the Borough Superintendent; previously granted on condition under Section 73-451 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of an off-site accessory parking facility for a multiple dwelling.

PREMISES AFFECTED—13 Cedar Street, west side, 96.8 feet north of Bushwick Avenue, Block 3226, Lot 39, Borough of Brooklyn.

327-55-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 24, 1981 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 22A of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic) minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—202-06 Hillside Avenue, south-east corner of 202nd Street, Block 10496, Lot 52, Hollis, Borough of Queens. Community Board #12Q.

725-78-A

APPLICANT—Joseph Marini for Berg Chemical Company, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Calendar by the Board to reconsider for possible modification of the resolution of May 8, 1979—appeal from a decision of the Fire Commissioner re-proposed drug supply warehouse contrary to Fire Prevention Code; previously granted on condition.

PREMISES AFFECTED—920 East 132nd Street, south side, opposite Locust Avenue, Block 2583, Lot 50, Borough of The Bronx.

ZONING CASES

203-80-BZ

APPLICANT—Joseph Pell Lombardi for Kensington Loft Corporation, owner.

SUBJECT—Application March 5, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and C6-1 district, the enlargement in area and conversion of an existing 13 story building from commercial use into a multiple dwelling that creates non-compliance in floor area ratio, encroachment on the minimum distance between windows and lot lines and sky exposure plane penetration.

PREMISES AFFECTED—73 Fifth Avenue, northeast corner of East 15th Street, Block 843, Lot 1, Borough of Manhattan. Community Board #5M.

435-80-BZ

APPLICANT—Arthur Guttman for Marion Wiener, owner.

SUBJECT—Application March 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in a M1-6 district, in an existing six story building the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—53-55 West 21st Street, north side, 118 feet east of Avenue of the Americas, Block 823, Lot 9, Borough of Manhattan. Community Board #5M.

CALENDAR

548-80-BZ

APPLICANT—Leonard F. Rothkrug for Manhattan and Queens Fuel Corporation, owner.

SUBJECT—Application April 18, 1980—decision of the Borough Superintendent, under Sections 72-21 and 72-10 of the Zoning Resolution, to permit in an R4 district, the enlargement in area of an existing fuel oil establishment that increases the degree of non-conformity and non-compliance.

PREMISES AFFECTED—22-26 Hazen Street, west side, 18.83 feet north of Astoria Boulevard, Block 1000, Lot 13, Long Island City, Borough of Queens. Community Board #1Q.

609-80-BZ

APPLICANT—Anthony M. Salvati for Arnold Lazaroff, owner.

SUBJECT—Application April 30, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, the erection of a two story building for use as an automobile repair shop with accessory offices on the second floor.

PREMISES AFFECTED—948 East 92nd Street, west side, 32 feet south of Foster Avenue, Block 8141, Lot 60, Borough of Brooklyn. Community Board #18BK.

636-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, for Jersey Street Associates, owner.

SUBJECT—Application May 13, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing seven story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—131-133 West 28th Street, north side, 395 feet west of Avenue of the Americas, Block 804, Lot 18, Borough of Manhattan. Community Board #5M.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 21, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 9, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

1213-79-A

APPLICANT—Donald Rowe for Mario DiBiase, owner.

SUBJECT—Application November 28, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—233 Grandview Avenue, east side, 103 feet north of Anderson Place, Block 1256, Lot 45, Mariners Harbor, Borough of Staten Island.

294-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Woodrow Road, west side, 310.71 feet south of Oak Lane, Block 5720, Lot 74, Arden Heights, Borough of Staten Island.

295-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—183 Woodrow Road, west side, 310.71 feet south of Oak Lane, Block 5720, Lot 76, Arden Heights, Borough of Staten Island.

296-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—4 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 62, Arden Heights, Borough of Staten Island.

297-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—5 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 70, Arden Heights, Borough of Staten Island.

298-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—15 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 272, Arden Heights, Borough of Staten Island.

299-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—17 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 274, Arden Heights, Borough of Staten Island.

300-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—21 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 275, Arden Heights, Borough of Staten Island.

CALENDAR

301-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—23 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 276, Arden Heights, Borough of Staten Island.

302-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—27 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 278, Arden Heights, Borough of Staten Island.

303-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—29 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 279, Arden Heights, Borough of Staten Island.

304-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—33 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 280, Arden Heights, Borough of Staten Island.

305-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—35 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 282, Arden Heights, Borough of Staten Island.

306-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—39 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 283, Arden Heights, Borough of Staten Island.

307-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—41 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 284, Arden Heights, Borough of Staten Island.

308-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street. Proposed use of drywells (Local Law #7).

PREMISES AFFECTED—45 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 286, Arden Heights, Borough of Staten Island.

309-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—47 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 287, Arden Heights, Borough of Staten Island.

310-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—51 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 288, Arden Heights, Borough of Staten Island.

311-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—53 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 290, Arden Heights, Borough of Staten Island.

312-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

CALENDAR

PREMISES AFFECTED—57 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 291, Arden Heights, Borough of Staten Island.

313-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—59 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 292, Arden Heights, Borough of Staten Island.

314-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—63 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 294, Arden Heights, Borough of Staten Island.

315-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—65 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 295, Arden Heights, Borough of Staten Island.

316-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of dry wells for the disposal of storm water.

PREMISES AFFECTED—69 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 296, Arden Heights, Borough of Staten Island.

317-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of dry wells for the disposal of storm water.

PREMISES AFFECTED—71 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 298, Arden Heights, Borough of Staten Island.

318-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street. Proposed use of drywells (Local Law #7).

PREMISES AFFECTED—72 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 300, Arden Heights, Borough of Staten Island.

319-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—70 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 302, Arden Heights, Borough of Staten Island.

320-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—66 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 303, Arden Heights, Borough of Staten Island.

321-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—64 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 305, Arden Heights, Borough of Staten Island.

322-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—60 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 306, Arden Heights, Borough of Staten Island.

323-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—58 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 308, Arden Heights, Borough of Staten Island.

CALENDAR

324-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—54 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 309, Arden Heights, Borough of Staten Island.

325-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street. Proposed use of drywells (Local Law #7).

PREMISES AFFECTED—52 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 310, Arden Heights, Borough of Staten Island.

326-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—48 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 312, Arden Heights, Borough of Staten Island.

327-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street. Proposed use of drywells (Local Law #7).

PREMISES AFFECTED—46 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 313, Arden Heights, Borough of Staten Island.

328-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—42 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 315, Arden Heights, Borough of Staten Island.

329-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—40 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 316, Arden Heights, Borough of Staten Island.

330-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—36 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 318, Arden Heights, Borough of Staten Island.

331-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—34 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 319, Arden Heights, Borough of Staten Island.

332-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—30 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 321, Arden Heights, Borough of Staten Island.

333-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—28 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 322, Arden Heights, Borough of Staten Island.

334-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—24 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 324, Arden Heights, Borough of Staten Island.

335-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—22 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 325, Arden Heights, Borough of Staten Island.

CALENDAR

336-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—18 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 327, Arden Heights, Borough of Staten Island.

337-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—16 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 328, Arden Heights, Borough of Staten Island.

338-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—12 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5270, Lot 330, Arden Heights, Borough of Staten Island.

339-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—10 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 331, Arden Heights, Borough of Staten Island.

340-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—6 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 333, Arden Heights, Borough of Staten Island.

520-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4 Oswald Place, southwest corner of Seguine Avenue, Block 6712, Lot 106, Princes Bay, Borough of Staten Island.

521-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Oswald Place, south side, 82 feet west of Seguine Avenue, Block 6712, Lot 101, Princes Bay, Borough of Staten Island.

522-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 Oswald Place, south side, 227 feet west of Seguine Avenue, Block 6712, Lot 95, Princes Bay, Borough of Staten Island.

523-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Oswald Place, south side, 576 feet west of Seguine Avenue, Block 6712, Lot 74, Princes Bay, Borough of Staten Island.

524-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—17 Dierenzo Court, north side, 124.53 feet west of Seguine Avenue, Block 6712, Lot 371, Princes Bay, Borough of Staten Island.

525-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—29 Dierenzo Court, north side, 240.08 feet west of Seguine Avenue, Block 6712, Lot 376, Princes Bay, Borough of Staten Island.

526-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—39 Dierenzo Court, north side, 343.52 feet west of Seguine Avenue, Block 6712, Lot 382, Princes Bay, Borough of Staten Island.

527-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed

CALENDAR

building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—49 Direnzo Court, north side, 446.96 feet west of Seguine Avenue, Block 6712, Lot 388, Princes Bay, Borough of Staten Island.

528-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to sion of the Borough Superintendent, re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—150 Seguine Avenue, west side, 884.13 feet north of Direnzo Court, Block 6712, Lot 128, Princes Bay, Borough of Staten Island.

529-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—164 Seguine Avenue, west side, 733.77 feet north of Direnzo Court, Block 6712, Lot 135, Princes Bay, Borough of Staten Island.

530-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—172 Seguine Avenue, west side, 633.45 feet north of Direnzo Court, Block 6712, Lot 140, Princes Bay, Borough of Staten Island.

531-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—188 Seguine Avenue, west side, 464.88 feet north of Direnzo Court, Block 6712, Lot 148, Princes Bay, Borough of Staten Island.

532-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.

SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—200 Seguine Avenue, west side, 350.62 feet north of Direnzo Court, Block 6712, Lot 154, Princes Bay, Borough of Staten Island.

584-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed

building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1 Clove Way, south side, 123.62 feet south of Clove Road, Block 323, Lot 18, West New Brighton, Borough of Staten Island.

585-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—3 Clove Way, south side, 140.94 feet east of Clove Road, Block 323, Lot 16, West New Brighton, Borough of Staten Island.

586-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—5 Clove Way, south side, 162.04 feet east of Clove Road, Block 323, Lot 15, West New Brighton, Borough of Staten Island.

587-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—7 Clove Way, south side, 184.14 feet east of Clove Road, Block 323, Lot 14, West New Brighton, Borough of Staten Island.

588-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 Clove Way, south side, 207.24 feet east of Clove Road, Block 323, Lot 13, West New Brighton, Borough of Staten Island.

589-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Clove Way, south side, 230.34 feet east of Clove Road, Block 323, Lot 11, West New Brighton, Borough of Staten Island.

CALENDAR

590-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—13 Clove Way, south side, 253.44 feet east of Clove Road, Block 323, Lot 10, West New Brighton, Borough of Staten Island.

591-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Clove Way, south side, 276.54 feet east of Clove Road, Block 323, Lot 9, West New Brighton, Borough of Staten Island.

592-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—17 Clove Way, south side, 299.64 feet east of Clove Road, Block 323, Lot 8, West New Brighton, Borough of Staten Island.

593-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 Clove Way, south side, 322.74 feet east of Clove Road, Block 323, Lot 6, West New Brighton, Borough of Staten Island.

594-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 Clove Way, south side, 345.84 feet east of Clove Road, Block 323, Lot 5, West New Brighton, Borough of Staten Island.

595-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—23 Clove Way, South side, 368.94 feet east of Clove Road, Block 323, Lot 4, West New Brighton, Borough of Staten Island.

596-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 Clove Way, south side, 392.04 feet east of Clove Road, Block 323, Lot 3, West New Brighton, Borough of Staten Island.

597-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Clove Way, south side, 415.14 feet east of Clove Road, Block 323, Lot 1, West New Brighton, Borough of Staten Island.

870-80-A

APPLICANT—Ronald Ogur, P.E. for Jaymar Trucking Incorporated, owner.

SUBJECT—Application August 13, 1980—appeal from a decision of the Fire Commissioner, re- proposed use of 6,500 gallon tanks truck bearing identification #39515 for the transportation of bulk fuel oil within New York City limits.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 9, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 15, 1980, were approved as printed in the Bulletin of July 24, 1980, Volume 65, Number 30.

997-54-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires February 2, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs and permitting the parking of motor vehicles awaiting service.

PREMISES AFFECTED—24 Nelson Avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Staten Island. Community Board #3S.I.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #3S.I. was notified by the applicant on June 3, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 9, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 7, 1955, as amended through February 2, 1971, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from February 2, 1981, to permit . . . ; on condition that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 1019-54)

221-60-BZ

APPLICANT—Frederick A. Ketcher for Gladys Fayne, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 27, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the storage of more than five motor vehicles.

PREMISES AFFECTED—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12M was notified by the applicant on June 6, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on July 12, 1960, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 9, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 12, 1960, as amended through May 27, 1975, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 667-65)

1267-64-BZ

APPLICANT—Kenneth H. Koons for Edward P. Sinni, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 13, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a one story building for use as an eating and drinking establishment that encroaches on the required side yard, has business signs and accessory parking without the required screening.

PREMISES AFFECTED—1769 Gun Hill Road, north side, 227.73 feet west of Bruner Avenue and 2627 Bruner Avenue, Block 4806, Lots 30, 23 and 46, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #12BX recommended approval, received on July 31, 1980; and

WHEREAS, this application was granted by the Board on April 13, 1965, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 9, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on April 13, 1965, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that

MINUTES

the existing stockade fence around the property to be repaired where required and maintained; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 681-64)

248-74-BZ

APPLICANT—McGee and Morsellino for Guisto and Lena Nicolosi, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 11, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, the conversion of an existing contractor's yard into an automobile sales lot.

PREMISES AFFECTED—84-17 Rockaway Boulevard, north side, 62.42 feet west of 85th Street, Block 9017, Lot 22, Ozone Park, Borough of Queens. Community Board #9Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and term of variance extended, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #9Q conditional approval was received on April 16, 1980; and

WHEREAS, this application was granted by the Board on February 11, 1975, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on September 9, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 11, 1975, by adding thereto:

"That this variance shall continue for a term of five years from the date of this amended resolution; to permit the substitution of a permitted attendant's shelter (metal trailer) in lieu of the accessory one-story frame office and to be relocated on the lot to within 2 feet from the side lot line, and that the stanchion lights to the rear of the property may be removed; substantially as shown on revised drawing of proposed conditions marked 'Received April 30, 1980'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 198-74)

1236-79-BZ

APPLICANT—Harold Herman for Windsor Plaza Company, owner.

SUBJECT—Application for consideration—to reopen and restore to the regular BZ Calendar subject to regular procedure—decision of the Borough Superintendent; previously denied under Section 72-21 of the Zoning Resolution, to permit in an R10 (P1) district, the erection of 10 additional stories in an existing 10 story multiple dwelling that creates non compliance in floor area ratio, lot area per room and projection into the outer court.

PREMISES AFFECTED—952 Fifth Avenue, east side, 27.02 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Harold Herman.

For Opposition: Francis R. Angelino.

For Administration: Robert Gochfeld, C.P.C.

ACTION OF BOARD—To set aside the resolution of the Board adopted on July 22, 1980.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Application reopened and restored to the regular BZ Calendar subject to regular procedure. Laid over to October 28, 1980 for hearing.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

200-24-BZ—Vol. III

APPLICANT—Ludwig P. Bono for Beatrice Glick Haymes, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 29, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the change in use from public garage, previously granted by the Board, to auto repair, minor body and fender work, auto painting.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx. Community Board #7BX.

APPEARANCES—

For Applicant: Ludwig P. Bono.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., Special Order Calendar, for decision; photographs to be submitted.

187-52-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Emmis Petroleum Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 25, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7A, 7e, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, with parking and storage of motor vehicles on unbuilt upon portion of lot with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—221-10 Hempstead Avenue and 102-23 to 102-37 221st Street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., Special Order Calendar, for decision; additional information.

423-54-BZ—Vol. II

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

MINUTES

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 31, 1981—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd Street, northwest corner of Baychester Avenue, Block 4954, Lot 68, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Laid over to September 16, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

887-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 219-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lot 21, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: F. J. Duval.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., Special Order Calendar, for decision.

1068-64-BZ

APPLICANT—Ruth Peres, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of term of variance which expired February 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, the maintenance of an automotive sales lot in conjunction with a proposed auto rental establishment.

PREMISES AFFECTED—22-05 Northern Boulevard, northeast corner of 202nd Street, Block 6263, Lot 29, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Ruth Peres.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., Special Order Calendar, for decision; additional information.

1091-65-BZ

APPLICANT—Robert Feuer Engineering for Murray Walter, President, Harway Terrace, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an

R5 district, in an existing multiple dwelling, the change in occupancy of the doctors' offices to apartments.

PREMISES AFFECTED—2483 West 16th Street, southeast corner of Bay 50th Street, Block 6919, Lot 1, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: Robert Feuer.

ACTION OF BOARD—Laid over to September 16, 1980, at 10 A.M., Special Order Calendar, for decision; additional information.

627-70-BZ—Vol. II

APPLICANT—Dominick Salvati and Son for George Angelastro, owner; Vincent Scalamandro, lessee.

SUBJECT—Application for consideration—to reconsider for possible modification of the resolution of September 12, 1972—decision of the Borough Superintendent; previously granted on condition under Section 73-241 of the Zoning Resolution, permitting in a C2-2 district in an existing one story building occupied as a restaurant addition to the uses to include cabaret.

PREMISES AFFECTED—2148 to 2150 Flatbush Avenue, west side, 140 feet south of Quentin Road, Block 7889, Lot 49, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Anthony Salvati, Lawrence R. Wild, Marie Gregares and George Angelastro.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

809-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—104 Belair Road, south side, 113 feet west of Cabot Place, Block 2862, Lot 30, Rosebank, Borough of Staten Island.

APPEARANCES—

For Applicant: Ed Lauria.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

810-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—106 Belair Road, south side, 131 feet west of Cabot Place, Block 2862, Lot 29, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

811-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

MINUTES

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—108 Belair Road, south side, 149 feet west of Cabot Place, Block 2862, Lot 28, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

812-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—110 Belair Road, south side, 167 feet west of Cabot Place, Block 2862, Lot 27, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

813-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—112 Belair Road, south side, 185 feet west of Cabot Place, Block 2862, Lot 26, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

814-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—123 Belair Road, north side, 150 feet east of Tompkins Avenue, Block 2861, Lot 68, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

815-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story

one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—121 Belair Road, north side, 178 feet east of Tompkins Avenue, Block 2861, Lot 67, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

816-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—119 Belair Road, north side, 196 feet east of Tompkins Avenue, Block 2861, Lot 66, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

817-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—117 Belair Road, north side, 214 feet east of Tompkins Avenue, Block 2861, Lot 65, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

818-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—115 Belair Road, north side, 232 feet east of Tompkins Avenue, Block 2861, Lot 64, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

819-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

MINUTES

PREMISES AFFECTED—111 Belair Road, north side, 259 feet east of Tompkins Avenue, Block 2861, Lot 62, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

820-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—109 Belair Road, north side, 329 feet east of Tompkins Avenue, Block 2861, Lot 59, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

821-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—107 Belair Road, north side, 347 feet east of Tompkins Avenue, Block 2861, Lot 58, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

822-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—105 Belair Road, north side, 365 feet east of Tompkins Avenue, Block 2861, Lot 57, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

823-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—103 Belair Road, north side, 383 feet east of Tompkins Avenue, Block 2861, Lot 56, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

824-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—101 Belair Road, north side, 401 feet east of Tompkins Avenue, Block 2861, Lot 55, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

825-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—99 Belair Road, north side, 451 feet east of Tompkins Avenue, Block 2861, Lot 53, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

826-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—97 Belair Road, north side, 516 feet east of Tompkins Avenue, Block 2861, Lot 50, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

827-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—95 Belair Road, north side, 536 feet east of Tompkins Avenue, Block 2861, Lot 49, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

828-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

MINUTES

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—93 Belair Road, north side, 556 feet east of Tompkins Avenue, Block 2861, Lot 48, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

829-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—91 Belair Road, north side, 576 feet east of Tompkins Avenue, Block 2861, Lot 47, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

830-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—106 St. John's Avenue, south side, 522 feet east of Tompkins Avenue, Block 2861, Lot 32, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

831-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—104 St. John's Avenue, south side, 556 feet east of Tompkins Avenue, Block 2861, Lot 34, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

832-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—102 St. John's Avenue, south side, 576 feet east of Tompkins Avenue, Block 2861, Lot 36, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

833-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—100 St. John's Avenue, south side, 596 feet east of Tompkins Avenue, Block 2861, Lot 37, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

834-76-BZ

APPLICANT—Ed Lauria for Avon Park Management Associates, Incorporated, owner.

SUBJECT—Application for consideration—to dismiss for lack of prosecution the application of November 22, 1976—to permit in an R3-2 district the erection of a three story one family dwelling that exceeds the permitted floor area ratio and has less than the required open space ratio and lot area per room.

PREMISES AFFECTED—98 St. John's Avenue, south side, 616 feet east of Tompkins Avenue, Block 2861, Lot 38, Rosebank, Borough of Staten Island.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., Special Order Calendar for continued hearing.

56-80-BZ

APPLICANT—Sheldon Lobel for Hal Thurman and Patrick Consalvas, owner.

SUBJECT—Application January 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-1 and C6-4 district, the erection of a nine story and mezzanine multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and lot area per room, encroaches into the required rear yard, penetrates the sky exposure plane.

PREMISES AFFECTED—208 East 22 Street, south side, 98.6 feet east of 3rd Avenue, Block 902, Lot 51, Borough of Manhattan. Community Board #6M.

MINUTES

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to September 23, 1980, at 10 A.M., hearing closed.

381-80-A

APPLICANT—Sheldon Lobel for Harold Thurman and Patrick Consalvas, owner.

SUBJECT—Application March 17, 1980—provides at least one primary entrance accessible to individuals in wheel-chairs.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of Third Avenue, Block 902, Lot 51, Borough of Manhattan.

ACTION OF BOARD—Decision deferred and laid over to September 23, 1980, at 10 A.M., hearing closed.

68-80-BZ

APPLICANT—Silas Seandel for Silas and Antoinette Seandel, owner.

SUBJECT—Application January 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing three story building, the conversion of the second and third floors from manufacturing occupancy into two apartments.

PREMISES AFFECTED—551-553 West 22nd Street, north side, 125 feet east of 11th Avenue, Block 694, Lot 7, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Silas Seandel.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 16, 1980, at 10 A.M., for decision; hearing closed.

140-80-BZ

APPLICANT—Leonard F. Rothkrug for Salvatore Randazzo and Bennedetta Randazzo, owners.

SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing one family dwelling into a two family dwelling that creates non-compliance in lot area per room and encroachment of the accessory garage into the front yard.

PREMISES AFFECTED—1057-1059 83rd Street, north side, 200 feet west of 11th Avenue, Block 6012, Lot 54, Borough of Brooklyn. Community Board #10BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for decision; hearing closed.

141-80-A

APPLICANT—Leonard F. Rothkrug for Salvatore Randazzo and Bennedetta Randazzo, owners.

SUBJECT—Application February 15, 1980—appeal from a decision of the Borough Superintendent re- occupancy of

frame building exceeds the tabular limits contrary to C26-254.0 B.C.

PREMISES AFFECTED—1057-1059 83rd Street, north side, 200 feet west of 11th Avenue, Block 6072, Lot 54, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for decision; hearing closed.

200-80-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Goldwep Realty Corporation, owner, Contract Vendee; Halesia Associates.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story and penthouse building, the conversion of all floors above the third floor from manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Paul D. Selver, John E. Zuccotti, Richard Berry, Arthur C. Cohen, Ray Frederick and Bruce Granat.

For Administration: John G. Cassidy, Jr., O.E.D. and Kenneth B. Wallach, O.E.D.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 16, 1980, at 10 A.M., for decision; hearing closed.

343-80-BZ

APPLICANT—Diffendale and Kubec for Contract Vendee; Pistilli Brothers Incorporated.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R1-2 district, the erection of a 24 story multiple dwelling that creates non-conformity and non-compliance.

PREMISES AFFECTED—500 Victory Boulevard, south side, 223.9 feet west of Louis Street, Block 588, Lot 22, West Brighton, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Wallace Kubec and Peter Diffendale.

For Opposition: Robert Gochfeld, C.P.C., John J. Turvey, Jeannette Bamford, Lorna Nowve, Joseph Gallo, Jack Vokral, D.C.P., Joseph P. Walsh, Bronson Ginger and K. Klindtworth Fala.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for decision; hearing closed.

345-80-BZ

APPLICANT—Leonard F. Rothkrug for Pamela Equities Corporation, owner; New York Health And Racquet Club, lessee.

MINUTES

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Sections 73-36 and 73-68 of the Zoning Resolution, to permit in a C5-5(CR) district, the erection of nine additional stories on an existing eight story office building to be occupied as a hotel and physical culture establishment.

PREMISES AFFECTED—39 Whitehall Street, southeast corner of Pearl Street, Block 8, Lot 32, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for decision; hearing closed.

391-80-BZ

APPLICANT—Leonard F. Rothkrug for Community Hospital of Brooklyn, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Sections 72-11, 72-21 and 73-641 of the Zoning Resolution, to permit in an R6 district, the erection of a two story and a one story addition to an existing hospital with two sections that will exceed the permitted lot coverage penetrate the sky exposure plane, encroach into the required rear yard equivalent and without the required loading berth.

PREMISES AFFECTED—2525 Kings Highway, northwest corner of Avenue O, Block 6772, Lots 4 and 11, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Peter Claman.

For Opposition: Stephen L. Epstein, Loretta B. Epstein, Concetta Puleo, Philip Banner, Michael V. Parzio and Abram Shlefstein.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for decision; additional information; hearing closed.

392-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-29 Little Neck Parkway, east side, 207.3 feet north of 260th Street, Block 8443, Lot 445, Little Neck, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

393-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-27 Little Neck Parkway, east side, 236.66 feet north of 260th Street, Block 8443, Lot 444, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

394-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-23 Little Neck Parkway, east side, 264.98 feet north of 260th Street, Block 8443, Lot 443, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

395-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-21 Little Neck Parkway, east side, 294.31 feet north of 260th Street, Block 8443, Lot 442, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

396-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

MINUTES

PREMISES AFFECTED—69-17 Little Neck Parkway, east side, 323.64 feet north of 260th Street, Block 8443, Lot 441, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

397-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-15 Little Neck Parkway, east side, 352.97 feet north of 260th Street, Block 8443, Lot 439, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

451-80-BZ

APPLICANT—Albert Melniker for Aledis Company, owner.

SUBJECT—Application March 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in a C2-1 district, the erection of a one story enlargement to an existing one story building occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—2252 Forest Avenue, south side, 217.49 feet east of South Avenue, Block 1685, Lot 55, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Albert Melniker, John B. Martin, Bernard Fedders and Joseph P. Walsh.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for decision; hearing closed.

579-80-BZ

APPLICANT—McGee and Morsellino for Joseph Barone, Dominick Barone and Andrew Barone, owner, Contract Vendee, Leson Construction Corporation.

SUBJECT—Application April 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a one story and mezzanine building for use as a contractors establishment.

PREMISES AFFECTED—143-30 Atlantic Avenue, southeast corner of Allendale Street, Block 10008, Lot 1, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Leo Louison and Ann Capuano.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for decision; hearing closed.

639-79-BZ

APPLICANT—Frank A. Vaccaro for Dom Iafrato, owners.

SUBJECT—Application June 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot previously before the Board, the erection of a one story structure for use as a truck storage facility.

PREMISES AFFECTED—128 Alaska Street, 143.79 feet west of Henderson Avenue, Block 197, Lot 29, West New Brighton, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Frank A. Vaccaro.

For Opposition: Edith M. Jones, Ora Mae Moon, Louis Morris and Jeannette Morris.

ACTION OF BOARD—Laid over to November 12, 1980, at 10 A.M., for continued hearing.

754-79-BZ

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a R4 district, on a plot with three structures, the erection of a two story enlargement to the existing woodworking factory that increases the degree of non-conformity and encroaches on the minimum distance between buildings.

PREMISES AFFECTED—114-11 14th Road, northeast corner of 114th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Tony F. Reichman

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

755-79-A

APPLICANT—Alfonso Duarte for Yuenger Woodworking Corporation, owner.

SUBJECT—Application June 26, 1979—appeal from a decision of the Borough Superintendent, re-proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—114-11 14th Road, north side, between 114th Street and 115th Street, Block 4049, Lots 1 and 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Tony F. Reichman.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

1235-79-BZ

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, owner.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story enlargement to an existing public sanitation truck terminal that increases the degree of non-conformity.

PREMISES AFFECTED—5608 19th Avenue, west side, 208.20 feet north of 58th Street, Block 5494, Lot 89, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

49-80-BZ

APPLICANT—Nicholas J. Salvadeo for Alphonse Iannaccone, owner.

SUBJECT—Application January 22, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot with a retail store and a home dwelling, the reconstruction and enlargements in floor area for use as retail stores with accessory parking in the open area that increases the degree of non-conformity.

PREMISES AFFECTED—2451 Victory Boulevard, northeast corner of Bryson Avenue, Block 482, Lot 8, Miers Corners, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

121-80-BZ

APPLICANT—Miguel A. Franco for Michael Shih, owner.

SUBJECT—Application February 6, 1980—decision of the Borough Superintendent, under Section 72-01 of the Zoning Resolution, to permit, in an R3-2 district, the erection of a two story enlargement to an existing two family dwelling that increases the degree of non-compliance in floor area ratio open space ratio, lot area per room and encroaches into the required side yard.

PREMISES AFFECTED—42-14 156th Street, west side, 105.05 feet south of Sanford Avenue, Block 5385, Lot 35, Flushing, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

180-80-BZ

APPLICANT—Philip Teller for Melvin Fischman, owner.

SUBJECT—Application February 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, two family dwelling that encroaches on the required front yard and exceeds the permitted height.

PREMISES AFFECTED—1619 49th Street, north side, 160 feet east of 16th Avenue, Block 5448, Lot 82, Borough of Queens. Community Board #12BK.

APPEARANCES—

For Applicant: Philip Teller.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 8, 1980, after due notice by publication in the Bulletin: laid over to July 22, 1980; then to September 9, 1980; and WHEREAS, the decision of the Borough Superintendent, dated February 14, 1980 acting on N.B. Applic. #11/1980, reads:

"1. Provide an 18'-0" front yard for proposed 2 family dwelling in an R5 zone as per Section 23-45 Z.R.

2. Proposed 2 family dwelling utilizing regulations applying to predominantly built up areas exceeds 32'-0" in height and therefore contrary to Section 23-691 A.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #12BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a 3-story, 2-family dwelling that encroaches on the required front yard and exceeds the permitted height on condition that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received August 25, 1980", 8 sheets; and on further condition that the height of this structure shall not exceed 33 feet average height of the roof rafters; that a smoke detector be installed on each level of this building; that a deed restriction limiting the occupancy to a 2-family dwelling be filed; that the Certificate of Occupancy shall indicate the reel, page and date of recording of said covenant; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

204-80-BZ

APPLICANT—Sheldon Lobel for N.H.E. Realty Company, owner.

SUBJECT—Application March 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zon-

MINUTES

ing Resolution, to permit in an R6 district, in an existing three story and basement mixed building, the conversion of the basement level from community facility use into apartments that creates non-compliance in floor area ratio open space ratio, lot area per room and the accessory parking.

PREMISES AFFECTED—43-06 63rd Street, southwest corner of 43rd Avenue, Block 1339, Lot 28, Woodside, Borough of Queens. Community Board #2Q.

APPEARANCES—

For Applicant: Sheldon Lobel.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 22, 1980, after due notice by publication in the Bulletin; laid over to September 9, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 6, 1980 acting on Alt. Applic. #16/1980, reads:

"1. The proposed F.A.R. and O.S.R. are contrary to Section 23-142 Z.R. for an R6 zone.

2. The lot area per room is contrary to Section 23-223 Z.R.

3. The provided number of accessory off-street parking spaces is less than that required by Section 25-23 Z.R."

and

WHEREAS, Community Board #2Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the records supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing 3-story and basement mixed building, the conversion of the basement level from community facility use into apartments that creates noncompliance in floor area ratio, open space ratio, lot area per room and accessory parking *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 6, 1980", 5 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

506-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for 40 West 17th Street Associates, owner.

SUBJECT—Application April 10, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first from factory use into a multiple dwelling.

PREMISES AFFECTED—40-42 West 17th Street, south side, 297 feet east of Avenue of the Americas, Block 818, Lot 73, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Francis R. Angelino and Nachume Miller.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the Bulletin; laid over to September 9, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated April 3, 1980 acting on Alt. Applic. #60-1980, reads:

"1. Proposed residence building (UG2) located in M1-6 district is contrary to Section 42-00 Z.R."

Note: There are no bulk or parking regulations for residence building;

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Stanley M. Wolf R.A. and Commissioner John J. Walsh, P.E.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the existing freight elevator may be retained for use by the second floor commercial tenant; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing 12-story building, the conversion of all floors above the first floor from factory use into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 10, 1980" 5 sheets, "April 14, 1980", 1 sheet, and "August 29, 1980", 2 sheets; *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station, connected to an alarm that can be heard throughout the building, be installed on each floor; that a minimum of 15 percent of the roof area be allocated as tenant recreational space; that the second floor be occupied with a conforming commercial or manufacturing, nonhazardous establishment; that the maximum number of zoning rooms shall not exceed 110 rooms; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 4:05 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 9, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

MINUTES

29-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation, owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Lestoil Heavy Duty Cleaner" in (15) fifteen ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides $\frac{1}{4}$ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 17, 1979, on Folder #122-4206 CM, reads:

"We regret to inform you that your application to register your product 'Lestoil Heavy Duty Cleaner' a Combustible mixture with a flash point of 155°F (TOC) in containers as follows: 15 fl. oz. cylinder with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides $\frac{1}{4}$ electrolytic tinplate on 75# steel is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the Appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, dated December 17, 1979, acting on Folder Number 122-4206 CM, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the modification shall apply to "Lestoil Heavy Duty Cleaner" in 15 ounce container only; *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Calendar Number 29-80-A"; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

30-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation' owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Lestoil Heavy Duty Cleaner" in (40) forty fluid ounce cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides $\frac{1}{4}$ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 17, 1979, on Folder #122-4206 CM, reads:

"We regret to inform you that your application to register your product 'Lestoil Heavy Duty Cleaner' a Combustible mixture with a flash point of 155°F (TOC) in containers as follows: 40 fl. oz. cylinder with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides $\frac{1}{4}$ electrolytic tinplate on 75# steel is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C-19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the Appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, dated December 17, 1979, acting on Folder Number 122-4206 CM, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the modification shall apply to "Lestoil Heavy Duty Cleaner" in 40 ounce container only; *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Calendar Number 30-80-A"; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

31-80-A

APPLICANT—Davis and Gilbert for Noxell Corporation, owner.

SUBJECT—Application January 12, 1980—appeal from a decision of the Fire Commissioner, re- packaging of inflammable mixture known as "Lestoil Heavy Duty Cleaner" in (28) twenty-eight fluid ounces cylinder container with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides $\frac{1}{4}$ electrolytic tinplate on 75# steel container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 17, 1979, on Folder #122-4206 CM, reads:

"We regret to inform you that your application to register your product 'Lestoil Heavy Duty Cleaner' a Combustible mixture with a flash point of 155°F (TOC) in containers as follows: 28 fl. oz. cylinder with ribs, PVC Polyvinyl Chloride with metal cap with continuous thread, knurled sides $\frac{1}{4}$ electrolytic tinplate on 75# steel is *Disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that con-

MINUTES

ainers of this type for combustible mixtures be of metal with replaceable tops or caps.” and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the Appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, dated December 17, 1979, acting on Floder Number 122-4206 CM, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the modification shall apply to “Lestoil Heavy Duty Cleaner” in 28 ounce container only; *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording “Approved by the New York City Board of Standards and Appeals under Calendar Number 31-80-A”; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbitts Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: Frank A. Vaccaro.

ACTION OF BOARD—Laid over to September 16, 1980, at 2 P.M., for deferred decision.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbitts Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 16, 1980, at 2 P.M., for deferred decision.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Laid over to September 16, 1980, at 2 P.M., for deferred decision.

1048-79-A

APPLICANT—Stein, Davidoff, Malito and Katz, for New York City Department of Ports and Terminals, owner, Hunts Point Plaza, Incorporation, Lessee.

SUBJECT—Application September 13, 1979—appeal from a decision of the Department of Ports and Terminals re- Installation of *Oversize* gasoline storage tanks.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision.

122-80-A

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects for 423 Broome Corporation, owner.

SUBJECT—Application February 6, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion of non-fireproof, seven story, wet sprinklered building contrary to multiple dwelling law.

PREMISES AFFECTED—423 Broome Street, south side, 50 feet east of Crosby Street, Block 473, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Shael Shapiro and Doris Diether, C.B. #2M.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 16, 1980, at 2 P.M., for decision; hearing closed.

123-80-A

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin et al for Vandegrand Properties, Company, owner.

SUBJECT—Application February 7, 1980—appeal from a decision of the Borough Superintendent, re- replacement of lot line Windows.

PREMISES AFFECTED—876-880 Third Avenue, 163-167 East 53rd Street, northwest corner, Block 1308, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis R. Angelino. Philip Martines and Richard Gilbert.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 2 P.M., for decision; hearing closed.

127-80-A

APPLICANT—Hollowick, Incorporated, owner.

SUBJECT—Application February 8, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as “Hollowick Lamp Fuel” (5) five gallon 90 Mill Plastic, container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to September 23, 1980, at 2 P.M., for hearing at the request of the applicant.

128-80-A

APPLICANT—Ronald Ogur for Federal Pacific Electric, Company, owner.

SUBJECT—Application February 11, 1980—appeal from a decision of the Borough Superintendent, re- proposed Installation of tank containing inflammable volatile oils less than two feet (2') below cellar floor and within three feet

MINUTES

(3') of a foundation wall is contrary to Fire Prevention Code.

PREMISES AFFECTED—43-16 Crescent Street, west side, 66 feet north of 44th Road, Block 435, Lot 21, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ronald Ogur.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980,
at 2 P.M., for decision; hearing closed.

612-80-A

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application May 1, 1980—appeal from a decision of the Fire Commissioner re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—522-540 East 74th Street, south side of F. D. Roosevelt Drive, Block 1485, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard J. Fiedler.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to September 23, 1980,
at 2 P.M., for continued hearing; additional information to be submitted.

613-80-A

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application April 30, 1980—appeal from a decision of the Fire Commissioner re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—644-652 West 57th Street, east side of 12th Avenue, Block 1104, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard J. Fiedler.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to September 23, 1980,
at 2 P.M., for continued hearing; additional information to be submitted.

694-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Mohn Place, southeast corner of Deere Park Place, Block 684, Lot 205, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Steve Peterson.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980,
at 2 P.M., for decision; hearing closed.

695-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Mohn Place, south side, 221.76 feet west of Beebe Street, Block 684, Lot 217, Todt Hill, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980,
at 2 P.M., for decision; hearing closed.

696-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Mohn Place, south side, 104.92 feet west of Beebe Street, Block 684, Lot 222, Todt Hill, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980,
at 2 P.M., for decision; hearing closed.

697-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—71 Portsmouth Avenue, north side, 75 feet west of Beebe Street, Block 684, Lot 183, Todt Hill, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980,
at 2 P.M., for decision; hearing closed.

698-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—357 Deere Park Place, east side, 227.47 feet north of Portsmouth Avenue, Block 684, Lot 202, Todt Hill, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980,
at 2 P.M., for decision; hearing closed.

MINUTES

699-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—337 Deere Park Place, northeast corner of Portsmouth Avenue, Block 684, Lot 195, Todt Hill, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 2 P.M., for decision; hearing closed.

700-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Portsmouth Avenue, north side, 179.17 feet west of Beebe Street, Block 684, Lot 188, Todt Hill, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 23, 1980, at 2 P.M., for decision; hearing closed.

Adjourned: 5:11 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTIONS

CORRECTION

The resolution adopted June 24, 1980 under Calendar Number 241-74-SA and printed in Bulletin No. 27, Vol. LXV, is hereby corrected to read as follows:

241-74-SA

APPLICANT—Peerless Pump, An Indiana Head Company, owner.

SUBJECT—Additional fire pumps.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

241-74-SA: Amendment to resolution to include additional fire pumps.

Peerless Pump, An Indian Head Company, Indianapolis, Indiana, requested that the resolution adopted February 25, 1975 and amended through June 20, 1978 under Calendar Number 241-74-SA be reopened and amended to include additional fire alarm pumps.

PROPOSED USE: Fire Pumps.

DESCRIPTION: The additional fire pumps are Models 5TUF7, 6AF20, AF20-B, 14MC-F and 20HXB-F. They differ in size from the previously approved models.

A listing of the additional and previously approved models, with their specifications, which include revised (downward) Underwriters' Laboratories ratings of maximum allowable discharge head, is as follows:

Fire pumps, multi-stage

Rated Capacity GPM	No. of Stages	Size In.	Model Designation	Rated Net Head Pressure Range PSI	Approximate Speed RPM	Maximum Allowable Discharge Head PSI
500	2	4	TUF5	100-175	1800	220
500	3	4	TUTF14	176-250	1800	250
750	2	5	TUF7	100-180	1800	205
750	2	5	5TUF7	165-265	2100	400
750	3	5	TUTF16	181-340	1800	350
1000	2	6	TUF10	100-210	1800	235
1500	2	8	TUF15	100-175	1800	195

Fire pumps, single-stage. A suffix H ["N"] is added to the model designations given below for installations with high inlet pressures.

Rated Capacity GPM	In. Size	Model Designation	Rated Net Head Pressure Range PSI	Approximate Speed RPM	Maximum Allowable Discharge Head PSI
250	2	ADF8	41-100	3530	175
500	3	ABF9	100-140	3600	175
500	4	ABF10	100-115	3000	175
500	4	AF12-C	147-184	3300	265
500	4	AF12-C	116-150	3000	265
500	4	AF12-C	114-144	2950	265
500	4	AF12-B	41-56	1800	175
500	4	ABF13	57-75	1800	175
500	4	ABF10	40	1800	175
500	4	ABF10	60-75	3600	175
500	3	ABF9	76-100	3600	175
500	4	ABF10	141-165	3600	175
500	4	ABF13	100	2400	175
750	4	ABF13	100	2500	175

750	4	ABF17	100-115	1800	175
750	4	ABF17	110-125	2000	175
750	4	ABF10	100-109	3000	175
750	4	ABF10	100-155	3600	175
750	4	AF12-C	110-139	3000	265
750	4	AF12-C	136-175	3300	265
750	4	AF12-C	156-200	3550	240
750	4	AF12-C	104-131	2950	265
750	4	ABF10	70-100	3600	175
750	4	ABF17	70-100	1800	175
750	5	AF13	40-73	1800	175
1000	5	AF10	100-125	1800	175
1000	5	AF13	100-135	2400	173
1000	5	AF13	100-150	2600	175
1000	5	ABF10½	100-185	3550	175
1000	5	ABF10½	115-159	3300	175
1000	5	ABF10½	100-130	3000	175
1000	5	ABF10½	94-126	2950	175
1000	6	AF13	40-71	1800	175
1000	5	AF10	72-100	1800	175
1500	6	AF15-B	100-150	1800	170
1500	6	AF13	100-150	2500	175
1500	6	AF13	100	2400	175
1500	6	AF16	100	1800	170
1500	6	ADF11½	100-125	3000	175
1500	6	ADF11½	95-118	2950	175
1500	8	AF13-B	40-49	1800	175
1500	6	AF14	50-83	1800	175
1500	6	AF16	84-100	1800	170
2000	6	6AF20	85-135	2100	175
2000	8	AF20-B	65-100	1800	175
2000	8	AF20-B	100-150	2100	175
2000	8	AF20-B	100-115	1800	175
2000	8	AF20-B	100-150	2100	175
2000	8	AF25-B	100-150	1800	175
2500	8	AF20-B	74-97	1760	175
2500	8	AF20-B	100-150	2100	175
2500	8	AF20-B	100-110	1800	175
2500	8	AF20-B	100-150	2100	175
2500	8	AF25-B	100-150	1800	175
2500	8	AF25-B	125	2100	175
3000	10	AF16-B	100-114	1760	175
3000	12	AF19-B	118-138	1760	175
3000	12	AF19-B	82-119	1480	175
3000	10	AF20-B	124-173	1760	175
3500	10	AF16-B	100-111	1760	175
3500	10	AF20-B	118-166	1760	175
3500	12	AF19-B	80-117	1480	175
3500	12	AF19-B	115-136	1760	175
4000	10	AF16-B	100-108	1760	175
4000	12	AF19-B	78-115	1480	175
4000	12	AF19-B	112-134	1760	175
4500	10	AF16-B	100	1760	175
4500	12	AF19-B	76-113	1480	175
4500	12	AF19-B	109-132	1760	175
5000	12	AF19-B	106-130	1760	175

Standard fire pumps in the following types and capacities, for approximate speeds of 1760 rpm.

Type Designation	Rated Capacity, GPM	*Rated Net Head Pressure Range PSI
8MA-F	250	40-140
12LB-F	500	100-280
12MB-F	750	100-280
12MB-F	1000	100-264
14MC-F	1500	100-270
16MC-F	2000	104-262
16MCF-NI	2000	104-208
16HXB-F	2500	103-205
16HXB-F	3000	155
16HXB-FS	2500	109
20HXB-F	3000	117-151
20HXB-F	3500	112-147
20HXB-F	4000	108-142
20HXB-F	4500	104-138

CORRECTIONS

INSPECTION AND TEST: The pumps have been tested and approved by Underwriters' Laboratories (File Ex570).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted February 25, 1975 and amended through June 20, 1978 under Calendar Number 241-74-SA be reopened and amended to include additional fire pumps. Models 5TUF7, 6AF20, AF20-B, 14MC-F, and 20-HXB-F, and to show revised ratings of maximum allowable discharge heads of fire pumps, as listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 241-74-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

Matters in *Italics* are corrections.

Matters in [brackets] are deletions.

CORRECTION*

The resolution adopted October 9, 1979 under Calendar Number 931-78-BZ and printed in Volume LXIV, Bulletin No. 41, is hereby corrected to read as follows:

931-78-BZ

APPLICANT—Samuel H. Lindenbaum for 80-81 and First Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 72-01(b) and 72-21 of the Zoning Resolution; previously granted on condition, permitting in a C1-9 (R10) district, on a plot with an existing multiple dwelling, the erection of a 34 story and penthouse mixed building that exceeds the permitted floor area ratio, has less than the required lot area per room and minimum distance between building.

PREMISES AFFECTED—401 to 403 East 80th Street, 1540 to 1556 First Avenue, northeast corner and 400 to 410 East 81st Street, Block 1560, Lots 1, 44 and 45, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Francis R. Angelino, D. Brady, V. Carpenter and others.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on September 28, 1979; and

WHEREAS, this application was granted by the Board on March 6, 1979, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 6, 1979, only as to the deletion of the condition of the resolution, therein stated:

"and on further condition that the existing tenants in the structure at 410 East 81st Street be removed and the building demolished within 10 years from the date of this resolution" *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects". (N.B. 3-78)

*In the Resolved section, the resolution is corrected to place a quotation mark after the words; within 10 years from the date of this resolution" rather than a semi-colon.

CORRECTION*

The resolution adopted March 11, 1980 under Calendar Number 1089-79-BZ and printed in Volume LXV, Bulletin No. 12, is hereby corrected to read as follows:

1089-79-BZ

APPLICANT—Thomas P. Crinnion for Riverdale Enterprises, owner, Barrymores, lessee.

SUBJECT—Application October 5, 1979—decision of the Borough Superintendent, under Section 73-241 of the Zoning Resolution, to permit in a C2-2 district, the maintenance of an existing restaurant with limited accessory cabaret for a term of five years.

PREMISES AFFECTED—6471 Broadway, southwest corner of Mosholu Avenue, Block 5851, Lot 2091, Borough of The Bronx. Community Board #8BX.

APPEARANCES—

For Applicant: None.

For Opposition: Gerald V. Esposito and John Walter Jr.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Cincotta 1

Negative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Wolf 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 15, 1980, after due notice by publication in the Bulletin; laid over to February 5, 1980; then to February 26, 1980; then to March 11, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated September 7, 1979, acting on Alt. Applic. #33/1979, reads:

"1. Proposed change in use from eating and drinking establishment U.G. 6 to eating and drinking establishment without restrictions U.G. 12, located in a C2-2 district is contrary to Section 32-10 Z.R."

and

CORRECTIONS

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board, consisting of Commissioner Philip P. Agusta, R. A. and Commissioner Stanley M. Wolf, R. A.; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding(s) a and b, under Section 73-241 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated September 7, 1979, acting on Alt. Applic. #33/1979, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

* In the Subject section, the resolution is corrected to read; Section 73-241 rather than 72-21.

CORRECTION*

The resolution adopted July 22, 1980 under Calendar Number 1236-79-BZ and printed in Volume LXV, Bulletin No. 31, is hereby corrected to read as follows:

1236-79-BZ

APPLICANT—Harold Herman for Windsor Plaza Company, owner.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R10 (PI) district, the erection of 10 additional stories in an existing 10 story multiple dwelling that creates non compliance in floor area ratio, lot area per room and projection into the outer court.

PREMISES AFFECTED—952 Fifth Avenue, east side, 27.02 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Harold Herman.

For Opposition: None.

For Administration: Robert Gochfeld, C.P.C.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application May 20, 1980, after due notice by publication in the Bulletin; laid over to June 3, 1980; then to June 17, 1980; then to July 8, 1980; then to July 22, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated July 17, 1980, acting on Alt. Applic. #448/1973, reads:

"20. Proposed enlargement which does not continue front wall up to a height of 125 feet without any setbacks is contrary to Section 92-03 ZR".

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the evidence in the record fails to prove that a complying building will not yield a reasonable return to the owner; and

WHEREAS, the as-of-right construction would be more compatible with existing building heights within the surrounding area; and

WHEREAS, the requested building would be a negative intrusion on the character of the neighborhood; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding(s) b and c, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated July 17, 1980, acting on Alt. Applic. #448/1973, Objection No. 20, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

* The resolution is corrected to delete objections 14, 15, and 19 and substitute objection 20 dated July 17, 1980. Further in the Resolved section the objection should be Objection #20 rather than #17.

CORRECTION*

The resolution adopted July 15, 1980 under Calendar Number 379-80-BZ and printed in Volume LXV, Bulletin No. 30, is hereby corrected to read as follows:

379-80-BZ

APPLICANT—Leonard F. Rothkrug for Robert Silverman, owner, Norgate Development Associates, Developer.

SUBJECT—Application March 14, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-1 district, the Conversion of an existing factory building into a multiple dwelling.

PREMISES AFFECTED—390 Nostrand Avenue, southwest corner of Gates Avenue, Block 1812, Lot 42, Borough of Brooklyn. Community Board #3BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 1, 1980, after due notice by publication in the Bulletin; laid over to July 15, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980 acting on Alt. Applic. #1325/1979, reads:

"1. Proposed conversion of a factory building in an M1-1 District is contrary to Section 42-00 of the Zoning Resolution".

WHEREAS, Community Board #3BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-1 district, the conversion of an existing factory building into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 14, 1980", 25 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; *that the existing automatic sprinkler system in the cellar and in the public hallways be maintained; that a*

CORRECTIONS

fire alarm station be installed on each floor connected to an alarm that can be heard throughout the building; that a designated area be allocated for tenant recreational space; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

* In the Resolved section, the words in italics constitute the correction to the resolution.

CORRECTION

The resolution adopted June 24, 1980 under Calendar Number 1226-79-SA and printed in Bulletin No. 27, Vol. LXV, is hereby corrected to read as follows:

1226-79-SA

APPLICANT—Faraday, Incorporated, owner.

SUBJECT—Application December 10, 1979—Faraday Fire Voice 7900 Series.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1226-79-SA: Faraday, Incorporated, Tecumseh, Michigan, filed for approval of the Faraday Model 7900 Class E Fire Alarm and Voice Communications Systems under the provisions of Article 17 and RS 17-3A and 17-3B of the Building Code of the City of New York.

PROPOSED USE: Class E fire alarm system.

DESCRIPTION: The system includes a modular fire command station used in conjunction with peripheral equipment such as manual stations, warden stations, speakers, smoke detectors, waterflow devices, and electromagnetic door strikes. The system is electrically supervised to detect and report as a trouble condition the occurrence of an open, short or ground fault in system installation wiring or the occurrence of failure in the main power supply. The trouble indicating circuit has a power supply which is independent from the power supply for the rest of the system.

The components of the system are as follows:

CONTROL EQUIPMENT

Zones (Initiating)

10 zones, locking initiating circuits each zone with independent alarm and trouble LED's for manual or automatic detectors, with end of line devices.

20 zones, locking initiating circuits each zone with independent alarm and trouble LED's for manual or automatic detectors with end of line devices.

10 zones, locking waterflow initiating circuits each zone with independent alarm and trouble LED's with end of line devices.

20 zones, locking waterflow initiating circuits each zone with independent alarm and trouble LED's with end of line devices.

10 zones, nonlocking supervisory circuits (valve switches OS & Y) with indicator LED.

20 zones, nonlocking supervisory circuits (valve switches OS & Y) with indicator LED.

SPEAKER CIRCUITS

10 zone, supervised speaker circuits with manual selector, individual trouble LED, automatic short circuit disconnection, with end of line devices (specify programming).

20 zone, supervised speaker circuits with manual selector, individual trouble LED, automatic short circuit disconnect, with end of line devices (specify programming).

TELEPHONE CIRCUITS

10 zone, supervised telephone circuits with selectors, individual trouble LED's, end of line devices and warden station ring button.

20 zone, supervised telephone circuits with selectors, individual trouble LED's, end of line devices and warden station ring button.

RELAYS

10 automatic auxiliary relays, single pole double throw, one (1) amp resistive, for preprogrammed fan shutdown, door release, etc. (specify program).

20 automatic auxiliary relays, single pole double throw, one (1) amp resistive, for preprogramming fan shutdown, door release, etc. (specify program).

10 automatic auxiliary relays, SPDT, one (1) amp resistive, for preprogrammed fan shutdown, door release with manual stop-start control (specify program).

20 automatic auxiliary relays, SPDT, one (1) amp resistive, for preprogrammed fan shutdown, door release with manual stop-start control (specify program).

COMMON EQUIPMENT

Common Panel, contains control logic tone generator (specify tone) and the command station paging microphone, flush cabinet, one required on all systems.

Waterflow signal circuit for 24V DC mechanical signals.

Remote paging and monitor from fire fighters telephone (master selected).

Remote station transmitter (City reverse polarity).

Form "C" one (1) amp resistive dry contact for alarm retransmission (City tie for special applications).

Local energy trip (City tie).

Common Relays, 4 pole double throw, 1 amp resistive non-programmable (transfer in alarm for elevator recall, door release, etc.).

Power amplifier, 50W RMS, rack mounted.

[Tape player, playback only, rack mounted.]

Base auxiliary relay panel, DPDT, 10 amp, resistive one only (required for resetting smoke detector loads of over one (1) amp.). Maximum number of delays nine (9). Relays may be used for controlling devices other than detectors (Door holders, fans, etc.). Rack mount for additional delays, see 7901-5011.

Relay adder, 10 amp, DPDT relays, mounts on 7901-5010. Maximum of 8 relays per base 7901-5010.

(NOTE: One 7901-5010 and eight (8) 7901-5011 module group, a total of nine (9) relays per panel max. For additional loads order an additional 7901-5011 modules.)

Circuit breaker panel, 3 amps, one required per 3 amp load of smoke detectors, or for fusing remote powered devices.

REMOTE EQUIPMENT RACKS

(For amplifier, power supply, auxiliary relays and tape deck mounting)

19" rack 72" high with locking door front and back.

19" rack 61¼" high with locking door front and back.

19" rack 70" high with locking door front and back.

19" rack 77" high with locking door front and back.

RE-ENTRANT SPEAKERS & ACCESSORIES

4, 2, & 6 watt RMS re-entrant speaker 70.7V line.

Surface box for 7901-7101 speaker.

Semi-flush plate for 7901-7101 speaker.

Flush box (grille) for 7901-7101 speaker.

Flush trim (grille) for 7901-7101 speaker.

Universal adapter plate for 7901-7101 speaker.

Weather resistant box for outdoor mounting.

RE-ENTRANT HORNS

15 watt 70.7 volt surface mounted horn with universal bracket.

15 watt 70.7 volt flush mounted horn (horn only).

15 watt 70.7 volt flush horn with decor grille.

Round flush grille 11" diameter.

CORRECTIONS

Square flush grille 10½" sq. x 3/16" deep.
Round, unidirectional corridor baffle 7⅝" x 6" x 8¾".
Round recessed enclosure 8-9/16" x 6" for use with 7901-7210 grille.

Square recessed enclosure 9⅝" x 6" for use with 7901-7211 grille.

Square surface enclosure 10½" x 6" for use with 7901-7211 grille.

Round plaster ring 8-9/16 x ⅝" for use with 7901-7210 grille.

Round plaster ring with ears for 16" center studs, use with 7901-7210 grille.

Round plaster ring with ears for 24" lay in ceiling tile, use with 7901-7210 grille.

Square plaster ring 9⅜" dia. x ½" deep for use with 7901-7211 grille.

Square ring with ears for 16" center studs, use with 7901-7211 grille.

Square plaster ring with ears for 24" lay in ceiling tile, use with 7901-7211 grille.

FIRE FIGHTER'S TELEPHONE STATIONS

Telephones may function as an independent Fire Fighter's communication system.

[Surface mounted station with phone and locking door (less backbox).]

[Flush mounted station with phone and locking door (less backbox).]

Surface mounted station with phone and armored cable and latching [locking] door (less backbox).

[Surface mounted station with phone and locking door with break glass (less backbox).]

Surface mounted station with phone and armored cable and latching [locking] door with breakglass (less backbox).

Flush mounted station with phone and armored cable and latching [locking] door (less backbox).

[Flush mounted station with phone and locking door with breakglass (less backbox).]

Flush mounted station with phone and armored cable (less backbox).

[Surface mounted with phone, friction catch (less backbox).]

Surface mounted with phone and armored cable, friction catch (less backbox).

[Flush mounted station with phone, friction catch (less backbox).]

Flush mounted station with phone and armored cable, friction catch (less backbox).

Flush backbox.

Surface backbox.

[FIRE FIGHTER'S PHONE JACKS]

[Flush mounted jack station.]

[Surface mounted jack station with (less backbox).]

[Flush mounted jack station with breakglass.]

[Surface mounted jack station with breakglass (less backbox).]

[FIRE FIGHTER'S PHONE JACK ACCESSORIES]

[Surface box for jack station.]

[Replacement breakglass for 7901-9011 and 7901-9021.]

[PORTABLE FIRE TELEPHONES]

[Fire fighter's portable telephone with 5' coiled cord and jack (store in optional 7901-9052 or 7901-9035 cabinet).]

[PORTABLE TELEPHONE STORAGE CABINET]

[(For above phones)]

[Surface mounted storage cabinet for up to 6 phones.]

[Flush mounted storage cabinet for up to 6 phones.]

INSPECTION AND TEST: The system has been tested and approved by Underwriters' Laboratories (File S2316) and has been recommended for approval by the Division of Fire Prevention.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Faraday Model 7900 Class E Fire Alarm and Voice Communications System, with components as listed above, on condition that the components shall be used in conjunction with each other to make up a system and that all uses, locations, and installations shall comply with the applicable requirements of Article 17 and RS 17-3A and 17-3B of the Building Code and the Fire Prevention Code of the City of New York and Fire Prevention Directives.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording "Approved by the New York City Board of Standards and Appeals under Calendar Number 1226-79-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

Matter in *Italics* is being added.

Matter in [brackets] is being deleted.

FILING FEES

FILING FEES

Effective September 1, 1980
Int. No. 865

A LOCAL LAW to amend the administrative code of the city of New York in relation to the payment of fees in connection with the filing of applications with the Board of Standards and Appeals.

Be it enacted by the Council as follows:

Section 1. Section 666-1.0 of the administrative code of the city of New York, as amended by local law thirty-eight of the laws of nineteen hundred seventy-nine, is amended to read as follows:

§ 666-1.0. Fees.—The fees hereinbelow set forth shall be charged for the following applications, appeals and reviews:

1. a. Application for approval of materials, appliances and methods or variances of construction \$300.00
- b. Application for amendment of prior approval of materials, appliances and methods of variances of construction 225.00
- c. Application to reopen an application pursuant to Article IV, section four or Article V, section six of the board's rules of procedure 150.00
2. Application for any variance and special permit under the zoning resolution with respect to:
 - a. One, two and three family dwellings ... 100.00
 - b. Other buildings and structures:
 - (1) 10,000 square feet or less of floor area 300.00
 - (2) In excess of 10,000 but not more than 20,000 square feet of floor area 450.00
 - (3) In excess of 20,000 but not more than 40,000 square feet of floor area 600.00
 - (4) In excess of 40,000 but not more than 70,000 square feet of floor area 750.00
 - (5) In excess of 70,000 but not more than 100,000 square feet of floor area 900.00
 - (6) In excess of 100,000 square feet of floor area 1,000.00
 - c. Junk yards, parking lots, automotive service stations and other similar uses:
 - (1) 10,000 square feet or less of lot area 225.00
 - (2) In excess of 10,000 but not more than 20,000 square feet of lot area 375.00
 - (3) In excess of 20,000 but not more than 40,000 square feet of lot area 525.00
 - (4) In excess of 40,000 but not more than 70,000 square feet of lot area 675.00
 - (5) In excess of 70,000 but not more than 100,000 square feet of lot area 825.00
 - (6) In excess of 100,000 square feet of lot area 975.00
 - d. Application for amendment of variance or special permit previously granted under paragraph a of subdivision two of this section 100.00
 - e. Application for amendment of variance or special permit previously granted under paragraph b or c of subdivision two of this section 225.00
 - f. Application for an extension of time in which to comply with the conditions imposed in the previous resolution of the board of standards and appeals .. 150.00
 - g. Application for extension of time to complete construction pursuant to section 11-32 and 11-33 of the zoning resolution of the city of New York 150.00
 - h. Application for extension of the term of a variance or special permit previously issued pursuant to subdivision two of this section:

- (1) For such variance or special permit issued pursuant to paragraph a of such subdivision 100.00
- (2) For such variance or special permit issued pursuant to subparagraph b of such subdivision 300.00
- (3) For such variance or special permit issued pursuant to subparagraph two of paragraph b of such subdivision 450.00
- (4) For such variance or special permit issued pursuant to subparagraph three of paragraph b of such subdivision 600.00
- (5) For such variance or special permit issued pursuant to subparagraph four of paragraph b of such subdivision 750.00
- (6) For such variance or special permit issued pursuant to subparagraph five of paragraph b of such subdivision 900.00
- (7) For such variance or special permit issued pursuant to subparagraph six of paragraph b of such subdivision 1,000.00
- (8) For such variance or special permit issued pursuant to subparagraph one of graph c of such subdivision 225.00
- (9) For such variance or special permit issued pursuant to subparagraph two of paragraph c of such subdivision 375.00
- (10) For such variance or special permit issued pursuant to subparagraph three of paragraph c of such subdivision 525.00
- (11) For such variance or special permit issued pursuant to subparagraph four of paragraph c of such subdivision 675.00
- (12) For such variance or special permit issued pursuant to subparagraph five of paragraph c of such subdivision 825.00
- (13) For such variance or special permit issued pursuant to subparagraph six of paragraph c of such subdivision 975.00
3. Appeals from or application for review of any order, requirement or determination of the commissioner of buildings or of any borough superintendent of buildings of the department of buildings or of the fire commissioner or any rule or regulation or amendment or repeal thereof made by the fire commissioner or the commissioner of ports and terminals 150.00
4. Application filed for variation of the provisions of the multiple dwelling law, or labor law, and application filed pursuant to the general city law 150.00
5. Exemptions—
 - a. The provisions of this section shall not apply if the owner of the premises affected by the application, appeal or review, be a corporation, or association organized and operated exclusively for religious, charitable or educational purposes, or for one or more such purposes, no part of the net earnings of which enures to the benefit of any private individual and provided that the premises affected are to be used exclusively by such corporation or association for one or more such purposes.
 - b. The provisions of this section shall not apply if a municipal department or agency of the city is the applicant or appellant before the Board of Standards and Appeals.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

*Wick
City*

University of Illinois Urbana
Attn: Serial Dept.
Urbana, Ill. 61801



032.05
N E W



BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

THE LIBRARY OF THE

NOV 7 1980

UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

Vol. LXV Subscription September 25, 1980 By Mail, 65 cents (Cash only) No. 39
 \$25.00 a year Single Copies, 50 cents

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., Chairman

PHILIP P. AGUSTA, R.A., M.U.P., *Vice Chairman*

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

Commissioners.

ALAN D. GERSHUNY, *Executive Director*

RICHARD B. ATWELL, *Deputy Director*

FRANCES M. WALDRON, *Secretary*

DARRELL L. GAVRIN, J.D., *Counsel*

AVRIL H. LATHAM, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

REVISED SOC FORMS— EFFECTIVE OCTOBER 1, 1980.

Please be advised that the Board has revised the SOC application form. All requests for matters to be placed on the Special Order Calendar shall be submitted on said revised forms *effective* October 1, 1980. Revised forms are available at the application counter. Further, *no* requests for SOC items will be accepted after October 1, 1980 on other than the revised form.

NOTICE OF PETITION AND VERIFIED PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On August 6, 1980 a Notice of Petition and Verified Petition was served on the Board by Harold Herman, attorney for the petitioner, Rosemarie Alegrina Herman, seeking a review of the Board's denial of the application of July 22, 1980, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R10 (PI) district, the erection of 10 additional stories in an existing 10 story multiple dwelling that creates non-compliance in floor area ratio, lot area per room and projection into the outer court. Calendar Number 1236-79-BZ, premises affected, 952 Fifth Avenue, east side, 27.02 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan.

CONTENTS

Revised SOC Forms—Effective October 1, 1980.

Notice of Petition and Verified Petition Served on the
Board of Standards and Appeals.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, Sep-
tember 16, 1980, Affecting Calendar Numbers—

164-37-BZ—	350-77-A	67-59-BZ
Vol. IV	351-77-A	1091-65-BZ
423-54-BZ—	352-77-A	517-68-BZ—
Vol. II	353-77-A	Vol. II
612-59-BZ	355-77-A	122-75-BZ
497-65-BZ	356-77-A	695-78-BZ
336-77-A	357-77-A	696-78-A
337-77-A	358-77-A	999-79-BZ
338-77-A	359-77-A	1191-79-BZ
339-77-A	360-77-A	50-80-BZ
341-77-A	361-77-A	68-80-BZ
342-77-A	362-77-A	137-80-BZ
343-77-A	363-77-A	138-80-BZ
344-77-A	364-77-A	152-80-BZ
346-77-A	365-77-A	200-80-BZ
347-77-A	366-77-A	491-80-BZ
348-77-A	52-55-BZ	580-80-BZ
349-77-A	7-57-BZ	641-80-A

Minutes of Regular Meeting, Tuesday Afternoon, Sep-
tember 16, 1980, Affecting Calendar Numbers—

503-40-SM	52-80-A	132-80-A
494-45-SM	122-80-A	157-80-A
500-47-SM	707-79-A	158-80-A
284-75-SA	828-79-A	167-80-A
587-75-SA	829-79-A	168-80-A
751-80-SM	895-79-A	169-80-A
755-80-SM	59-80-A	643-80-A
801-80-SA	60-80-A	808-80-A
802-80-SA	129-80-A	

Corrections Affecting Calendar Number—
488-78-BZ

CALENDAR

DOCKET

New Cases Filed up to September 16, 1980

Cal. No. Dept. Premises Affected

943-80-SA—ECCS fire alert system, manufactured by ECCS Communications Corporation.

944-80-SA—Pollulert hydrocarbon detection system, Model #POL101, POL202, and associated probes. Manufactured by Emhart Corporation, Division of Mallory Components Group.

945-80-BZ—B.B.—9501 Flatlands Avenue, northeast corner of East 95th Street, Block 8183, Lot 13, Borough of Brooklyn. Community Board #18BK. Alt. #276/71. re-proposed increase of commercial floor area, in this case, an accessory garage to a restaurant kitchen, use group 6, in a building in an R-4 dist. Cont. to Section 52-40 Z.R.

946-80-BZ—B.M.—30-32 East 21st Street, south side, 223 feet west of Broadway, Block 849, Lot 55, Borough of Manhattan. Community Board #5M. Alt. #1121/78. re-proposed residence building (U.G. 2) located in M1-5 district, there are no bulk or parking regulations for this occupancy Cont. to Section 42-00 Z.R.

947-80-BZ—B.M.—154/58 West 18th Street, south side, 141 feet east of Seventh Avenue, Block 793, Lot 67, Borough of Manhattan. Community Board #4M. Alt. #738/80. re-proposed residence building (U.G. 2) located in M1-5 dist. There are no bulk or parking regulations for this occupancy Cont. to Sections 42-00 Z.R. and 52-22 Z.R.

948-80-A—B.M.—154/58 West 18th Street, south side, 141 feet east of Seventh Avenue, Block 793, Lot 67, Borough of Manhattan. Alt. #738/80. re-proposed enlargement on roof is Cont. to Section 277(7)(d) of Multiple Dwelling Law.

949-80-SA—Smoke/shield combination fire and smoke damper Model #700. Manufactured by Safe-Air Incorporated.

950-80-BZ—B.M.—539 Ninth Avenue, southwest corner of West 40th Street, Block 737, Lot 39, Borough of Manhattan. Community Board #4M. Alt. #143/80. re-proposed change of use from manufacturing to several residential use group 2, in M1-5 dist. Cont. to Section 42-10 Z.R.

951-80-BZ—B.Bx.—911 Sackett Avenue, north side, 94.24 feet east of Bronxdale Avenue, Block 4058, Lot 25, Borough of The Bronx. Community Board #11BX. Alt. #89/80. re-proposed use group 16, automobile repair within a C1-8 and R4 dist. Contrary to Sections 22-10 Z.R. and 32-10 Z.R. under Cal. #649-56-BZ previously granted by the Board of Standards and Appeals.

952-80-A—B.S.I.—553 Rensselaer Avenue, north side, 140.00 feet east of Nippon Avenue, Block 6315, Lot 64, Annadale, Borough of Staten Island. N.B. #860/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

953-80-BZ—B.B.—901 First Court, northeast corner of East 9th Street, Block 6685, Lot 139, Borough of Brooklyn. Community Board #15BK. Alt. #823/80. re-proposed vertical extension at 2nd story front creates 2 non-complying front yards, proposed enlargement at 1st and 2nd story rear creates non-complying front yard and therefore Cont. to Sections 23-45 Z.R. and 23-48 Z.R.

954-80-BZ—B.B.—1479 East 8th Street, east side, 180 feet north of Avenue O, Block 6590, Lot 63, Borough of Brooklyn. Community Board #12BK. N.B. #176/77. re-proposed three story, three family dwelling located in an R5 dist. does not comply with the minimum front yard requirement of 18'-0", side yards, open porches, Cont. to Sections 23-45 Z.R., 23-462 Z.R. and 23-44 Z.R.

955-80-A—B.B.—1479 East 8th Street, east side, 180 feet north of Avenue O, Block 6590, Lot 63, Borough of Brooklyn. N.B. #176/77 re-proposed primary entrance usable and accessible to individuals in wheelchair Cont. to C26-601.1 of Building Code.

956-80-A—B.S.I.—403 Hawthorne Avenue, southeast corner of Dreyer Avenue, Block 2088, Lot 60, Willowbrook, Borough of Staten Island. N.B. #168/80 re-proposed use of Type "M" Copper Tubing for the water distribution System is Cont. to Section P102.4(a)(2) and table RS 16-1 RS 16 of the Administrative Code.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

OCTOBER 21, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning, September 9, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

829-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.
OWNER OF PREMISES—Tulnoy Lumber Company.

SUBJECT—Application for consideration—to withdraw the application of July 22, 1980—appeal from a decision of the Fire Commissioner re- Modification of Certification of Occupancy.

PREMISES AFFECTED—1620A Webster Avenue, east side, 546 feet north of Claremont Parkway, Block 2897, Lot 24, Borough of The Bronx.

146-80-A

APPLICANT—Sheldon Lobel for SKR Company, owner.
SUBJECT—Application for consideration—to withdraw the application of February 15, 1980—appeal from a decision of the Borough Superintendent re- stop work order issued by the New York City Department of Buildings affecting an approved alteration application #894-78 and building permit #2903-79, permitting the conversion of floors 2 thru 12 to studios with accessory living.

PREMISES AFFECTED—356-360 West 36th Street, south side, 100 feet east of 9th Avenue, Block 759, Lot 72, Borough of Manhattan.

490-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "QS Plate Preserver", in one gallon plastic bottle with screw cap, container not in compliance with the requirements of the Administrative Code of the City of New York.

CALENDAR

492-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "QS 12 Solution", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

495-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "QS 25 Subtractive Solution", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

497-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as "QSV 12 Developer", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

498-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "QS 100 Subtractive Solution", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

499-77-A

APPLICANT—S. D. Warren Company, Division of Scott Paper Company, owner.

SUBJECT—Application for consideration—to dismiss the application of July 21, 1977—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "QS MP Solution", in one gallon plastic bottle with screw cap, container not in compliance with the regulations of the Administrative Code of the City of New York.

284-69-BZ

APPLICANT—Leonard F. Rothkrug for Birchwood Associates, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 22, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R5 district, on a plot presently developed with two multiple dwellings, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—18-05 to 18-45 215th Street, 215-09 to 215-35 23rd Avenue, northeast corner, Block 5938, Lots 5 and 7, Bayside, Borough of Queens. Community Board #7Q.

890-78-BZ

APPLICANT—Rudolf J. Beneda for 3769 10th Avenue Corporation, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of time to complete which expired April 10, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-1 district, in an existing two story structure occupied as a factory and automobile repair shop, the conversion of the second floor into an apartment.

PREMISES AFFECTED—3769 10th Avenue, southeast corner of West 202nd Street, Block 2198, Lot 5, Borough of Manhattan.

560-79-BZ

APPLICANT—Leonard F. Rothkrug for Bushwick Avenue Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Section 73-451 of the Zoning Resolution, permitting in an R6 district, the construction and maintenance of an off-site accessory parking facility for a multiple dwelling.

PREMISES AFFECTED—13 Cedar Street, west side, 96.8 feet north of Bushwick Avenue, Block 3226, Lot 39, Borough of Brooklyn.

327-55-BZ

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 24, 1981 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 22A of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic) minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—202-06 Hillside Avenue, southeast corner of 202nd Street, Block 10496, Lot 52, Hollis, Borough of Queens. Community Board #12Q.

725-78-A

APPLICANT—Joseph Marini for Berg Chemical Company, Incorporated, owner.

SUBJECT—Application for consideration—to reopen and restore to the Calendar by the Board to reconsider for possible modification of the resolution of May 8, 1979—appeal from a decision of the Fire Commissioner re-proposed drug supply warehouse contrary to Fire Prevention Code; previously granted on condition.

PREMISES AFFECTED—920 East 132nd Street, south side, opposite Locust Avenue, Block 2583, Lot 50, Borough of The Bronx.

ZONING CASES

203-80-BZ

APPLICANT—Joseph Pell Lombardi for Kensington Loft Corporation, owner.

CALENDAR

SUBJECT—Application March 5, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C6-4 and C6-1 district, the enlargement in area and conversion of an existing 13 story building from commercial use into a multiple dwelling that creates non-compliance in floor area ratio, encroachment on the minimum distance between windows and lot lines and sky exposure plane penetration.

PREMISES AFFECTED—73 Fifth Avenue, northeast corner of East 15th Street, Block 843, Lot 1, Borough of Manhattan. Community Board #5M.

435-80-BZ

APPLICANT—Arthur Guttman for Marion Wiener, owner.

SUBJECT—Application March 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in a M1-6 district, in an existing six story building the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—53-55 West 21st Street, north side, 118 feet east of Avenue of the Americas, Block 823, Lot 9, Borough of Manhattan. Community Board #5M.

548-80-BZ

APPLICANT—Leonard F. Rothkrug for Manhattan and Queens Fuel Corporation, owner.

SUBJECT—Application April 18, 1980—decision of the Borough Superintendent, under Sections 72-21 and 72-10 of the Zoning Resolution, to permit in an R4 district, the enlargement in area of an existing fuel oil establishment that increases the degree of non-conformity and non-compliance.

PREMISES AFFECTED—22-26 Hazen Street, west side, 18.83 feet north of Astoria Boulevard, Block 1000, Lot 13, Long Island City, Borough of Queens. Community Board #1Q.

609-80-BZ

APPLICANT—Anthony M. Salvati for Arnold Lazaroff, owner.

SUBJECT—Application April 30, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R4 district, the erection of a two story building for use as an automobile repair shop with accessory offices on the second floor.

PREMISES AFFECTED—948 East 92nd Street, west side, 32 feet south of Foster Avenue, Block 8141, Lot 60, Borough of Brooklyn. Community Board #18BK.

636-80-BZ

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin, for Jersey Street Associates, owner.

SUBJECT—Application May 13, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing seven story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—131-133 West 28th Street, north side, 395 feet west of Avenue of the Americas, Block 804, Lot 18, Borough of Manhattan. Community Board #5M.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 21, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 9, 1980, at 2 o'clock at 80

Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

1213-79-A

APPLICANT—Donald Rowe for Mario DiBiase, owner.

SUBJECT—Application November 28, 1979—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—233 Grandview Avenue, east side, 103 feet north of Anderson Place, Block 1256, Lot 45, Mariners Harbor, Borough of Staten Island.

294-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—185 Woodrow Road, west side, 310.71 feet south of Oak Lane, Block 5720, Lot 74, Arden Heights, Borough of Staten Island.

295-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—183 Woodrow Road, west side, 310.71 feet south of Oak Lane, Block 5720, Lot 76, Arden Heights, Borough of Staten Island.

296-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—4 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 62, Arden Heights, Borough of Staten Island.

297-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—5 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 70, Arden Heights, Borough of Staten Island.

298-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—15 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 272, Arden Heights, Borough of Staten Island.

CALENDAR

299-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—17 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 274, Arden Heights, Borough of Staten Island.

300-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—21 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 275, Arden Heights, Borough of Staten Island.

301-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—23 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 276, Arden Heights, Borough of Staten Island.

302-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—27 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 278, Arden Heights, Borough of Staten Island.

303-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—29 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 279, Arden Heights, Borough of Staten Island.

304-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for the disposal of storm water.

PREMISES AFFECTED—33 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 280, Arden Heights, Borough of Staten Island.

305-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—35 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 282, Arden Heights, Borough of Staten Island.

306-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—39 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 283, Arden Heights, Borough of Staten Island.

307-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—41 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 284, Arden Heights, Borough of Staten Island.

308-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street. Proposed use of drywells (Local Law #7).

PREMISES AFFECTED—45 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 286, Arden Heights, Borough of Staten Island.

309-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—47 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 287, Arden Heights, Borough of Staten Island.

310-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed

CALENDAR

building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—51 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 288, Arden Heights, Borough of Staten Island.

311-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—53 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 290, Arden Heights, Borough of Staten Island.

312-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—57 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 291, Arden Heights, Borough of Staten Island.

313-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—59 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 292, Arden Heights, Borough of Staten Island.

314-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—63 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 294, Arden Heights, Borough of Staten Island.

315-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re-proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—65 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 295, Arden Heights, Borough of Staten Island.

316-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of dry wells for the disposal of storm water.

PREMISES AFFECTED—69 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 296, Arden Heights, Borough of Staten Island.

317-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of dry wells for the disposal of storm water.

PREMISES AFFECTED—71 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 298, Arden Heights, Borough of Staten Island.

318-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street. Proposed use of drywells (Local Law #7).

PREMISES AFFECTED—72 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 300, Arden Heights, Borough of Staten Island.

319-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—70 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 302, Arden Heights, Borough of Staten Island.

320-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—66 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 303, Arden Heights, Borough of Staten Island.

321-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re-proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—64 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 305, Arden Heights, Borough of Staten Island.

CALENDAR

322-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—60 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 306, Arden Heights, Borough of Staten Island.

323-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—58 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 308, Arden Heights, Borough of Staten Island.

324-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—54 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 309, Arden Heights, Borough of Staten Island.

325-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street. Proposed use of drywells (Local Law #7).

PREMISES AFFECTED—52 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 310, Arden Heights, Borough of Staten Island.

326-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—48 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 312, Arden Heights, Borough of Staten Island.

327-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street. Proposed use of drywells (Local Law #7).

PREMISES AFFECTED—46 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 313, Arden Heights, Borough of Staten Island.

328-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—42 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 315, Arden Heights, Borough of Staten Island.

329-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—40 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 316, Arden Heights, Borough of Staten Island.

330-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—36 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 318, Arden Heights, Borough of Staten Island.

331-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—34 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 319, Arden Heights, Borough of Staten Island.

332-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—30 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 321, Arden Heights, Borough of Staten Island.

333-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—28 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 322, Arden Heights, Borough of Staten Island.

CALENDAR

334-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—24 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 324, Arden Heights, Borough of Staten Island.

335-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—22 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 325, Arden Heights, Borough of Staten Island.

336-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—18 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 327, Arden Heights, Borough of Staten Island.

337-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—16 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 328, Arden Heights, Borough of Staten Island.

338-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—12 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5270, Lot 330, Arden Heights, Borough of Staten Island.

339-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—10 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 331, Arden Heights, Borough of Staten Island.

340-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application March 12, 1980—filed pursuant to Section 36, Article 3 of the General City Law re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—6 Oak Lane, west side, 310.71 feet south of Gary Street, Block 5720, Lot 333, Arden Heights, Borough of Staten Island.

520-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—4 Oswald Place, southwest corner of Segune Avenue, Block 6712, Lot 106, Princes Bay, Borough of Staten Island.

521-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Oswald Place, south side, 82 feet west of Segune Avenue, Block 6712, Lot 101, Princes Bay, Borough of Staten Island.

522-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—26 Oswald Place, south side, 227 feet west of Segune Avenue, Block 6712, Lot 95, Princes Bay, Borough of Staten Island.

523-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—60 Oswald Place, south side, 576 feet west of Segune Avenue, Block 6712, Lot 74, Princes Bay, Borough of Staten Island.

524-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—17 Dierenzo Court, north side, 124.53 feet west of Segune Avenue, Block 6712, Lot 371, Princes Bay, Borough of Staten Island.

525-80-A

APPLICANT—A. J. Calvanico for Ave Gartenbaum, owner.

SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

CALENDAR

PREMISES AFFECTED—29 Direnzo Court, north side, 240.08 feet west of Seguine Avenue, Block 6712, Lot 376, Princes Bay, Borough of Staten Island.

526-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.
PREMISES AFFECTED—39 Direnzo Court, north side, 343.52 feet west of Seguine Avenue, Block 6712, Lot 382, Princes Bay, Borough of Staten Island.

527-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.
PREMISES AFFECTED—49 Direnzo Court, north side, 446.96 feet west of Seguine Avenue, Block 6712, Lot 388, Princes Bay, Borough of Staten Island.

528-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to sion of the Borough Superintendent, re- proposed use of drywells for disposal of storm water.
PREMISES AFFECTED—150 Seguine Avenue, west side, 884.13 feet north of Direnzo Court, Block 6712, Lot 128, Princes Bay, Borough of Staten Island.

529-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water.
PREMISES AFFECTED—164 Seguine Avenue, west side, 733.77 feet north of Direnzo Court, Block 6712, Lot 135, Princes Bay, Borough of Staten Island.

530-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water (Local Law #7).
PREMISES AFFECTED—172 Seguine Avenue, west side, 633.45 feet north of Direnzo Court, Block 6712, Lot 140, Princes Bay, Borough of Staten Island.

531-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on legally mapped street and proposed use of drywells for disposal of storm water (Local Law #7).
PREMISES AFFECTED—188 Seguine Avenue, west side, 464.88 feet north of Direnzo Court, Block 6712, Lot 148, Princes Bay, Borough of Staten Island.

532-80-A

APPLICANT—A. J. Calvanico for Abe Gartenbaum, owner.
SUBJECT—Application April 18, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—200 Seguine Avenue, west side, 350.62 feet north of Direnzo Court, Block 6712, Lot 154, Princes Bay, Borough of Staten Island.

584-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.
SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—1 Clove Way, south side, 123.62 feet south of Clove Road, Block 323, Lot 18, West New Brighton, Borough of Staten Island.

585-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.
SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—3 Clove Way, south side, 140.94 feet east of Clove Road, Block 323, Lot 16, West New Brighton, Borough of Staten Island.

586-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.
SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—5 Clove Way, south side, 162.04 feet east of Clove Road, Block 323, Lot 15, West New Brighton, Borough of Staten Island.

587-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.
SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—7 Clove Way, south side, 184.14 feet east of Clove Road, Block 323, Lot 14, West New Brighton, Borough of Staten Island.

588-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.
SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed

CALENDAR

building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—9 Clove Way, south side, 207.24 feet east of Clove Road, Block 323, Lot 13, West New Brighton, Borough of Staten Island.

589-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—11 Clove Way, south side, 230.34 feet east of Clove Road, Block 323, Lot 11, West New Brighton, Borough of Staten Island.

590-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—13 Clove Way, south side, 253.44 feet east of Clove Road, Block 323, Lot 10, West New Brighton, Borough of Staten Island.

591-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—15 Clove Way, south side, 276.54 feet east of Clove Road, Block 323, Lot 9, West New Brighton, Borough of Staten Island.

592-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—17 Clove Way, south side, 299.64 feet east of Clove Road, Block 323, Lot 8, West New Brighton, Borough of Staten Island.

593-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—19 Clove Way, south side, 322.74 feet east of Clove Road, Block 323, Lot 6, West New Brighton, Borough of Staten Island.

594-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—21 Clove Way, south side, 345.84 feet east of Clove Road, Block 323, Lot 5, West New Brighton, Borough of Staten Island.

595-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—23 Clove Way, South side, 368.94 feet east of Clove Road, Block 323, Lot 4, West New Brighton, Borough of Staten Island.

596-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—25 Clove Way, south side, 392.04 feet east of Clove Road, Block 323, Lot 3, West New Brighton, Borough of Staten Island.

597-80-A

APPLICANT—Alphonse J. Calvanico for Nathan Jacobs, owner.

SUBJECT—Application April 28, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Clove Way, south side, 415.14 feet east of Clove Road, Block 323, Lot 1, West New Brighton, Borough of Staten Island.

870-80-A

APPLICANT—Ronald Ogur, P.E. for Jaymar Trucking Incorporated, owner.

SUBJECT—Application August 13, 1980—appeal from a decision of the Fire Commissioner, re- proposed use of 6,500 gallon tanks truck bearing identification #39515 for the transportation of bulk fuel oil within New York City limits.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 28, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, October 28, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

CALENDAR

SPECIAL ORDER CALENDAR

306-70-A

APPLICANT—M. Milton Glass for 151 West Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 27, 1980—appeal from an order and a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—151 West 40th Street, northeast corner of 7th Avenue, Block 993, Lot 1, Borough of Manhattan.

421-56-BZ

APPLICANT—Lama and Vassalotti for Arthur Lilly, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 23, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking of motor vehicles of the pleasure car type only.

PREMISES AFFECTED—514 West 143rd Street, south side, 264 feet 9¼ inches west of Hamilton Place, Block 2074, Lot 48, Borough of Manhattan. Community Board #9M.

285-70-A

APPLICANT—M. Milton Glass for Schur Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 22, 1980—appeal from an order and a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—14-16 East 38th Street, south side, 12 feet west of Madison Avenue, Block 867, Lot 62, Borough of Manhattan.

33-79-BZ

APPLICANT—Leonard F. Rothkrug for Wise Excavating Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 11-413 of the Zoning Resolution, permitting in an R6 district, the change in use of an existing one story and mezzanine structure previously before the Board from a garage into a contractors equipment storage and garage facility with accessory offices.

PREMISES AFFECTED—95 to 105 Vanderbilt Avenue, east side, 290 feet 7½ inches south of Park Avenue, Block 1887, Lot 24, Borough of Brooklyn.

338-76-BZ

APPLICANT—Samuel H. Lindenbaum for 72nd Street Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8, R10, C1-5 and C1-9 district, on a plot with two existing structures, the erection of a 35 story mixed building that exceeds the adjusted floor area ratio, height of the front wall and lot areas per room, encroaches on

the required distance between buildings and with less than the required accessory parking.

PREMISES AFFECTED—201-209 71st Street, 1231-1247 Third Avenue, northeast corner, 200-206 East 72nd Street, Block 1426, Lots 1, 5 and 44, Borough of Manhattan.

319-79-BZ

APPLICANT—M. Martin Elkind for Melvin Last, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete which expired July 10, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of a one-story enlargement to an existing mixed building to be used as a warehouse that creates non-compliance within the rear yard.

PREMISES AFFECTED—25-50 31st Street, west side, 259.11 feet south of Astoria Boulevard, Block 598, Lot 44, Astoria, Borough of Queens.

277-79-BZ

APPLICANT—Samsol Homes, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires October 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district the erection of a three story cellar three family dwelling that encroaches on the required front, side and rear yards.

PREMISES AFFECTED—1641-49th Street, north side, 320 feet east of 16th Avenue, Block 5448, Lot 74, Borough of Brooklyn.

ZONING CASES

1236-79-BZ

APPLICANT—Harold Herman for Windsor Plaza Company, owner.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R10 (PI) district, the erection of 10 additional stories on an existing 10 story multiple dwelling that maintains an existing non-compliance in that the front wall has a setback below the 125' height restriction.

PREMISES AFFECTED—952 Fifth Avenue, east side, 27.2 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Community Board #8M.

856-80-A

APPLICANT—Harold Herman for Windsor Plaza Company, Owner.

SUBJECT—Application August 7, 1980—Appeal from a decision of the Borough Superintendent re- Proposed floors 12 thru 22 which do not have two exit stairs to street are contrary to Section 102 in the Multiple Dwelling Law.

PREMISES AFFECTED—952 Fifth Avenue, East side, 27'2" North of East 76th Street, Block 1391, Lot 2, Borough of Manhattan.

151-80-BZ

APPLICANT—Robert J. Barton for 20 West 27th Street, Corporation, owner.

SUBJECT—Application February 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning

CALENDAR

Resolution, to permit in an M1-6 district, in an existing six story building the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—20 West 27th Street, south side, 135.6 feet west of Broadway, Block 828, Lot 60, Borough of Manhattan. Community Board #5M.

341-80-BZ

APPLICANT—Joseph Pell Lombardi for Thirty-Two West 20th Street, Incorporated, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing eleven story building, the conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—32-34 West 20th Street, south side, 350.2 feet east of Sixth Avenue, Block 821, Lot 62, Borough of Manhattan. Community Board #5M.

507-80-BZ

APPLICANT—Weinberg, Kirshenbaum and Tambasco for Reservoir Estates, Incorporated, owner.

SUBJECT—Application April 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—24 East 22nd Street, south side, 306.6 feet east of Broadway, Block 850, Lot 60, Borough of Manhattan. Community Board #5M.

632-80-BZ

APPLICANT—McGee and Morsellino for Peter and Marion Rago, owner, Evergreen Funeral Home, Incorporated, lessee.

SUBJECT—Application May 8, 1980—decision of the Borough Superintendent, under Sections 73-01 and 72-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing three mixed story building the change in use of the first floor store into a funeral establishment in conjunction with the adjoining chapel.

PREMISES AFFECTED—133 Nassau Avenue, northwest corner of McGuinness Boulevard, (Oakland Street), Block 2649, Lot 29, Borough of Brooklyn. Community Board #1BK.

670-80-BZ

APPLICANT—Leonard F. Rothkrug for American Gardens Associates, owner.

SUBJECT—Application May 27, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, in an existing multiple dwelling previously before the Board the conversion of the medical offices into apartments that increases the degree of non-compliance in floor area ratio, open space ratio, lot area per room and the parking requirement.

PREMISES AFFECTED—122-27 Merrick Boulevard, northwest corner of Ursina Road, Block 12483, Lot 3, Jamaica, Borough of Queens. Community Board #12Q.

671-80-A

APPLICANT—Leonard F. Rothkrug for American Gardens Associates, owner.

SUBJECT—Application May 27, 1980—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment contrary to Multiple Dwelling Law.

PREMISES AFFECTED—123-27 Merrick Boulevard, northwest corner of Ursina Road, Block 12483, Lot 30, Jamaica, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 28, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, October 28, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

1245-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 16, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—6 Gaynor Street, northwest corner of Pleasant Plains Avenue, Block 7499, Lot 1, Pleasant Plains, Borough of Staten Island.

1246-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Gaynor Street, west side, 62.02 feet north, of Pleasant Plains Avenue, Block 2674, Lot 195, Pleasant Plains, Borough of Staten Island.

1247-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—24 Gaynor Street, west side, 162.02 feet north Pleasant Plains Avenue, Block 2674, Lot 190, Pleasant Plains, Borough of Staten Island.

1248-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—34 Gaynor Street, west side, 262.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 185, Pleasant Plains, Borough of Staten Island.

1249-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Gaynor Street, west side, 362.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 180, Pleasant Plains, Borough of Staten Island.

CALENDAR

1250-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—54 Gaynor Street, west side, 462.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 175, Pleasant Plains, Borough of Staten Island.

499-80-A

APPLICANT—Alphonse J. Calvanico for Peter Ciaravino, owner.

SUBJECT—Application April 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 Tallman Street, north side, 567.01 feet east of Barclay Avenue, Block 6382, Lot 48, Annadale, Borough of Staten Island.

533-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—537 Alverson Avenue, southeast corner of West Castor Place, Block 6109, Lot 35, Woodrow, Borough of Staten Island.

534-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—547 Alverson Avenue, east side, 93.25 feet south of West Castor Place, Block 6109, Lot 115, Woodrow, Borough of Staten Island.

535-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—559 Alverson Avenue, east side, 193.25 feet south of West Castor Place, Block 6109, Lot 31, Woodrow, Borough of Staten Island.

536-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Alverson Avenue, east side, 243.86 feet north of Woodrow Road, Block 6109, Lot 27, Woodrow, Borough of Staten Island.

537-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Alverson Avenue, east side, 263.86 feet north of Woodrow Road, Block 6109, Lot 43, Woodrow, Borough of Staten Island.

538-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—West Castor Place, south side, 243.36 feet east of Alverson Avenue, Block 6109, Lot 45, Woodrow, Borough of Staten Island.

539-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—West Castor Place, south side, 263.36 feet east of Alverson Avenue, Block 6109, Lot 47, Woodrow Borough of Staten Island.

540-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—159 West Castor Place, south side, 283.36 feet east of Alverson Avenue Block 6109, Lot 50, Woodrow, Borough of Staten Island.

541-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1189 Woodrow Road, north side, 113.08 feet east of Alverson Avenue, Block 6109, Lot 15, Woodrow, Borough of Staten Island.

542-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—1181 Woodrow Road, north side, 112.05 feet west of Gilroy Street, Block 6109, Lot 10, Woodrow, Borough of Staten Island.

543-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—Alverson Avenue, east side, 283.36 feet north of Woodrow Road, Block 6109, Lot 37, Woodrow, Borough of Staten Island.

CALENDAR

544-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—579 Alverson Avenue, east side, 133.86 feet north of Woodrow Road, Block 6109, Lot 29, Woodrow, Borough of Staten Island.

545-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—595 Alverson Avenue, northeast corner of Woodrow Road, Block 6109, Lot 20, Woodrow, Borough of Staten Island.

546-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—175 West Castor Place, south side, 111.68 feet east of Alverson Avenue, Block 6109, Lot 41, Woodrow, Borough of Staten Island.

547-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—West Castor Place, south side, 223.36 feet east of Alverson Avenue, Block 6109, Lot 39, Woodrow, Borough of Staten Island.

552-80-A

APPLICANT—Lama and Vassalotti for Church of the Epiphany, owner.

SUBJECT—Application April 21, 1980—appeal from a decision of the Borough Superintendent, re- application to use the existing lot line windows for ventilation of the classrooms and legalize the present metal and glass enclosure wall for the exterior corridors on the first and second floor.

PREMISES AFFECTED—709/733 Lincoln Place, north side, 80 feet east of Rogers Avenue, Block 1254, Lots 63 and 74, Borough of Brooklyn.

851-80-A

APPLICANT—STP Corporation, owner.

SUBJECT—Application August 4, 1980—Appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "STP Diesel Fuel Treatment" in 8 oz. Plastic with Polypropylene screw on top container not in compliance with the regulations of the Administrative Code of the City of New York.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf.

Absent: Commissioner Walsh and Commissioner Cincotta.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon July 22, 1980, were approved as printed in the Bulletin of July 31, 1980, Volume 65, Number 31.

164-37-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Flyman Holding Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the maintenance of a gasoline service station, accessory sales, car washing, lubricatorium and office and parking and storage of more than five motor vehicles on balance of plot.

PREMISES AFFECTED—9716-9726 Church Avenue and 494-542 East 98th Street, southwest corner, Block 4718, Lot Part of Lot 42, Borough of Brooklyn. Community Board #17BK.

APPEARANCES—

For Applicant: Dewey Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner Cincotta 2

THE RESOLUTION—

WHEREAS, Community Board #17BK was notified by the applicant on June 13, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on March 13, 1951 as a Vol. IV; on certain conditions; and

WHEREAS, a public hearing was held on this application on September 16, 1980 after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 13, 1951, as amended through December 17, 1974, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the sidewalk and curb be repaired where necessary, that the parking and storage of motor vehicles awaiting to be serviced shall be for passenger cars only, that all signs shall comply with the C-1 district regulations except for the existing ground sign advertising the brand of gasoline on sale and that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 956-49)

423-54-BZ—Vol. II

APPLICANT—Walter T. Gorman for Shell Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires January 31,

1981—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a gasoline service station, lubricatorium minor repairs (hand tools only), office sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd Street, northwest corner of Baychester Avenue, Block 4954, Lot 68, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner Cincotta 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 31, 1956, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 16, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on January 31, 1956, as amended through January 9, 1979, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from January 31, 1981, to permit . . . ; on condition that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 286-54)

612-59-BZ

APPLICANT—Harry Meltzer for Medident Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 24, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign and occupying more than the permitted area.

PREMISES AFFECTED—18-15 Francis Lewis Boulevard and 157-68 to 157-72 18th Avenue, southeast corner and 18-02 to 18-08 160th Street, Block 4748, Lot 35, Whitestone, Borough of Queens. Community Board #7Q.

APPEARANCES—

For Applicant: Harry Meltzer.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner Cincotta 2

THE RESOLUTION—

WHEREAS, Community Board #7Q was notified by the applicant on June 5, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on February 24, 1960 on certain conditions; and

MINUTES

WHEREAS, a public hearing was held on this application on September 16, 1980 after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 24, 1960 as amended through February 11, 1964, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the sidewalk be repaired where necessary and that the garbage facility shall be provided within the building; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 2786-59)

497-65-BZ

APPLICANT—Max Siegel Associates for New York Motel Enterprises, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 20, 1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in an R8 district, in an existing multiple dwelling of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—426-440 West 57th Street, south side, 300 feet east of 10th Avenue, 423-437 West 56th Street, Block 1066, Lot 12, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: John M. Hronec and Norman A. Levy.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

THE RESOLUTION—

WHEREAS, Community Board #4M recommended approval received on July 28, 1980; and

WHEREAS, this application was granted by the Board on July 20, 1965 on certain conditions; and

WHEREAS, a public hearing was held on this application on September 16, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 20, 1965, as amended through October 4, 1966, only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1205-66)

336-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-27 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Ronald N. Noll.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

337-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

338-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-24 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

339-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-14 to 3-24 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

341-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

MINUTES

PREMISES AFFECTED—4-14 to 4-20 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

342-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Keel Court, northwest corner of Law Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

343-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

344-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Keel Court, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

346-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-14 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

347-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-30 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

348-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-18 to 122-22 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

349-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-15 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

350-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-21 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

MINUTES

351-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-12 to 123-28 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

352-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—2-02 to 2-24 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 20, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

353-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-15 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

355-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-06 to 120-28 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

356-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-16 to 120-28 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

357-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

358-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-01 to 120-09 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

359-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-09 to 120-29 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

360-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

MINUTES

PREMISES AFFECTED—120-21 to 120-37 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

361-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

362-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

363-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-17 to 122-31 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

364-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-01 to 123-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

365-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-17 to 123-27 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

366-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class IID) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-31 to 123-41 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

52-55-BZ

APPLICANT—Harold R. Kalvin for Laurence Sola, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 26, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in the local retail portion of plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gun Hill Road, northwest corner of Bouck Avenue, Block 4733, Lot 72, Borough of The Bronx. Community Board #12BK.

APPEARANCES—

For Applicant: Harold R. Kalvin.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar for continued hearing.

7-57-BZ

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the construction and maintenance of a gasoline service station, lubricatorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

MINUTES

PREMISES AFFECTED—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner, 1302-1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Ruth Peres.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

67-59-BZ

APPLICANT—Frederick A. Ketcher for Mrs. Nancy Turner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 15, 1979—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than (5) motor vehicles.

PREMISES AFFECTED—134-140 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: Frederick A. Ketcher and Nancy Turner.
For Opposition: M. Gamliel.

ACTION OF BOARD—Laid over to December 2, 1980, at 10 A.M., Special Order Calendar for continued hearing.

1091-65-BZ

APPLICANT—Robert Feuer Engineering for Murray Walter, President, Harway Terrace, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district, in an existing multiple dwelling, the change in occupancy of the doctors' offices to apartments.

PREMISES AFFECTED—2483 West 16th Street, southeast corner of Bay 50th Street, Block 6919, Lot 1, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

517-68-BZ—Vol. II

APPLICANT—Kenneth H. Koons for James Costanzo, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure, extension of term of variance which expired May 27, 1980 and for amendment—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the change in occupancy of an existing one story building previously before the Board from store and parking into an open automobile sales lot with accessory office.

PREMISES AFFECTED—1667 East Gun Hill Road and 2725 Gunther Avenue, northwest corner, Block 4802, Lot 21, Borough of The Bronx. Community Board #12BX.

APPEARANCES—

For Applicant: Kenneth H. Koons.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

122-75-BZ

APPLICANT—Stanley C. Grant for Mr. Edward Atlas, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the maintenance of a parking lot for ten passenger cars.

PREMISES AFFECTED—2189-2195 Morris Avenue, west side, 123.01 feet south of 182nd Street, Block 3181, Lots 37, (formerly Lots 34 and 37) Borough of The Bronx. Community Board #5BX.

APPEARANCES—

For Applicant: Stanley C. Grant.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar for decision; hearing closed.

695-78-BZ

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C8-4 district, the enlargement in floor area and the change in use of an existing manufacturing building into a multiple dwelling.

PREMISES AFFECTED—341 West 11th Street/721 Washington Street, northeast corner, Block 634, Lot 47, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Application *withdrawn* at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh, Commissioner Cincotta.. 2

696-78-A

APPLICANT—Samuel J. Kisseloff for Roy-Al Company, owner.

SUBJECT—Application August 18, 1978—appeal from a decision of the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—341 West 11th Street, northeast corner of Washington Street, Block 634, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Appeal *withdrawn* at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh, Commissioner Cincotta.. 2

999-79-BZ

APPLICANT—Samuel J. Kisseloff for 684 Owners Corporation, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

MINUTES

Resolution, to permit in an M1-5B district, in an existing twelve story building that exceeds the permitted lot coverage, the change, in use of all floors above the first floor from lofts into joint living/working quarters for artists.

PREMISES AFFECTED—684 Broadway, northeast corner of Great Jones Street, Block 531, Lot 1, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Laid over to November 12, 1980, at 10 A.M., for hearing.

1191-79-BZ

APPLICANT—Samuel Kisseloff for Prince Tower Tenants Corporation, owner.

SUBJECT—Application November 20, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-21 of the Zoning Resolution, to permit in an M1-5B district, in an existing nine story building that exceeds the permitted lot coverage, the erection of roof enlargements and the conversion of all floors above the first floor retail store into joint living/working quarters for artists.

PREMISES AFFECTED—565 Broadway, northwest corner of Prince Street, Block 498, Lot 5, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: None.

ACTION OF BOARD—Laid over to November 12, 1980, at 10 A.M. for hearing.

50-80-BZ

APPLICANT—Samuel J. Kisseloff for Young Hee Lowe, owner.

SUBJECT—Application January 22, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R8 district, the erection of a penthouse enlargement and the change in use of an existing five story building from doctor's offices and multiple dwellings into professional offices.

PREMISES AFFECTED—49 E. 78th Street, north side, 125 feet east of Madison Avenue, Block 1393, Lot 26, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: Alan S. Kisseloff.

For Opposition: Alice Sachs, Henry J. Stern, Mark Alan Siegel, Harold Butterich, Ruth Chernaik, Therese Rosenblatt, Betty Stassi and Edward Berman.

ACTION OF BOARD—Laid over to November 25, 1980, at 10 A.M., for hearing at the request of the applicant.

68-80-BZ

APPLICANT—Silas Seandel for Silas and Antoinette Seandel, owner.

SUBJECT—Application January 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing three story building, the conversion of the second and third floors from manufacturing occupancy into two apartments.

PREMISES AFFECTED—551-553 West 22nd Street, north side, 125 feet east of 11th Avenue, Block 694, Lot 7, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to September 23, 1980, at 10 A.M., for deferred decision; hearing closed.

137-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.

SUBJECT—Application February 16, 1980—decision of the Borough Superintendent, under Section 72-20 of the zoning Resolution, to permit in an R3-1 district, the subdivision of a zoning lot with an existing dwelling that create noncompliance in lot area and encroachment into the required side yard.

PREMISES AFFECTED—81 Piedmont Avenue, north east corner of Vista Place, Block 3042, Lot 9, Grasmere, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh, Commissioner Cincotta . . 2

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M. for decision; hearing closed.

138-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.

SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-20 of the zoning Resolution, to permit, in an R3-1 district, on a plot with less than the required lot area, the erection of a two family dwelling that will exceed the permitted floor area ratio and have less than the required open space ratio and lot area per room.

PREMISES AFFECTED—85 Piedmont Avenue, east side, 403.2 feet south of Vista Place, Block 3042, Lot 7, Grasmere, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh, Commissioner Cincotta . . 2

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M. for decision; hearing closed.

152-80-BZ

APPLICANT—George Perotto, for Florida Properties, owner, Chris Low Food Service Incorporated, lessee

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 73-243 of the Zoning Resolution, to permit in a C1-2 and R3-2 district, in conjunction with the reconstruction of an existing diner, the addition to the uses to include drive-in facilities.

PREMISES AFFECTED—220-02 Jamaica Avenue, south side, 256.23 feet east of Springfield Avenue, Block 10789, Lot 264, Queens Village, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: George Peratto.

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to September 30, 1980, at 10 A.M.; hearing closed.

200-80-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Goldwep Realty Corporation, owner, Contract Vendee; Halesia Associates.

MINUTES

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story and penthouse building the conversion of all floors above the third floor from manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Paul D. Selver.

For Opposition: None.

For Administration: John G. Cassidy, Jr. (NYC OED)

ACTION OF BOARD—Decision deferred and laid over to September 23, 1980, at 10 A.M., hearing closed.

491-80-BZ

APPLICANT—Alfonso Duarte for 12 Lofts Realty, Incorporated, owner.

SUBJECT—Application April 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from lofts, offices and showroom into a multiple dwelling.

PREMISES AFFECTED—38 West 26th Street, south side, 175 feet east of Avenue of Americas, Block 827, Lot 68, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Alfonso Duarte and Joseph L. Russo.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., for decision; hearing closed.

580-80-BZ

APPLICANT—Sheldon Lobel for R.S.P. Realty Associates, owner.

SUBJECT—Application April 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R7-2 district, the erection of penthouse enlargement to an existing six story mixed building, that increases the degree of non-compliance in floor area ratio, open space ratio, lot area per room, sky exposure plane encroachment, and creates non-compliance within the rear yard and on the minimum distance between window and lot lines.

PREMISES AFFECTED—234-246 East 50th Street, southwest corner of 2nd Avenue, Block 1323, Lots 24, 30 and 32, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: Robert Gochfeld (CPC), Louis Seper-sky, Stephen Lamb, Margaret Proten, Vera Marchini, Richard L. Irwin, Carol Greitze (City Council) and Henry J. Stern (City Council).

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., for continued hearing; additional information.

641-80-A

APPLICANT—Sheldon Lobel for R.S.P. Realty Associates, owner.

SUBJECT—Application May 16, 1980—appeal from a decision of the Borough Superintendent, re- proposed seven story non fire proof building to be used as residence.

PREMISES AFFECTED—234-246 East 50th Street, south side, 100 feet west of 2nd Avenue, Block 1323, Lots 24, 30 and 32, Borough of Manhattan.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., for continued hearing.

Adjourned: 1:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON,
SEPTEMBER 16, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf.

Absent: Commissioner Walsh and Commissioner Cincotta.

503-40-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF THE BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

503-40-SM—Amendment to resolution so as to show an additional manufacturer.

Acme and Dorf Metal Door Corporation, New York, New York requested that the resolution adopted September 17, 1940 and as amended through May 23, 1978 under Calendar Number 503-40-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: One and one half Kalamein door.

DESCRIPTION: The applicant requests that an additional manufacturer be added to their approval, namely; ABCO Fire Door Incorporated also known as ABCO Fire Door Corporation, Bronx, New York who will manufacture the product under the Acme and Dorf Metal Door Corporation specifications.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 17, 1940 and as amended through May 23, 1978 under Calendar Number 503-40-SM be reopened and amended so as to show an additional manufacturer, new manufacturer being ABCO Fire Door Incorporated/ABCO Fire Door Corporation, on condition that the requirements of the original resolution be complied with.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 503-40-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and

MINUTES

labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

494-45-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

49-45-SM: Amendment to resolution so as to show an additional manufacturer.

Acme and Dorf Metal Door Corporation, New York, New York requests that the resolution adopted April 9, 1946 and as amended through May 23, 1978 under Calendar Number 494-45-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: $\frac{3}{4}$ hour Kalamein fire resistive window.

DESCRIPTION: The applicant requests that an additional manufacturer be added to their approval, namely; ABCO Fire Door Incorporated also known as ABCO Fire Door Corporation, Bronx, New York who will manufacture the product under the Acme and Dorf Metal Door Corporation specifications.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 9, 1946 and as amended through May 23, 1978 under Calendar Number 494-45-SM be reopened and amended so as to show an additional manufacturer, new manufacturer being ABCO Fire Door Incorporated/ABCO Fire Door Corporation, on condition that the requirements of the original resolution be complied with.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 494-45-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and

packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

500-47-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

500-47-SM—Amendment to resolution so as to show an additional manufacturer.

Acme and Dorf Metal Door Corporation, New York, New York request that the resolution adopted July 20, 1948 and as amended through June 24, 1980 under Calendar Number 500-47-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: One and one half hour flush type door.

DESCRIPTION: The applicant requests that an additional manufacturer be added to their approval, namely; ABCO Fire Door Incorporated, also known as ABCO Fire Door Corporation, Bronx, New York, who will manufacture the product under the Acme and Dorf Metal Door Corporation specifications.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1948 and as amended through June 24, 1980 under Calendar Number 500-47-SM be reopened and amended so as to show an additional manufacturer, new manufacturer being ABCO Fire Door Incorporated/ABCO Fire Door Corporation, on condition that all uses, locations and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 500-47-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and

MINUTES

labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

284-75-SA

APPLICANT—Central Sprinkler Corporation, owner.
SUBJECT—Additional automatic sprinkler system valves.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner
Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
284-75-SA: Amendment to resolution to include additional automatic sprinkler system valves.

Central Sprinkler Corporation, Lansdale, Pennsylvania, requested that the resolution adopted October 7, 1975 and amended through May 13, 1980 under Calendar Number 284-75-SA be reopened and amended to include additional automatic sprinkler system valves.

PROPOSED USE: Automatic sprinkler system valves.

DESCRIPTION: The additional automatic sprinkler system valves are Model H Dry Pipe Valve, 4" and 6" sizes, and Model DL Deluge Valve, 2" size.

The Model H Valve is the same as the previously approved Model D Valve, with the following exceptions:

1. Two lugs have been added for ease of handling and installation.
2. The handle cover has been rotated 90° to provide maximum access to the internal valve components when the cover plate is removed.
3. The upper clapper latch has been lowered by $\frac{3}{4}$ ".

The Model DL Deluge Valve is a hydraulically operated, diaphragm actuated type. The diaphragm assembly forms a sealed chamber in the upper portion of the valve, which separates the operating pressure from the line pressure. A synthetic rubber disc forms a seal with the valve seat when pressure is applied above the diaphragm.

INSPECTION AND TEST: The valves have been tested and approved by Underwriters' Laboratories (Files EX 1396 and EX 1561).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted October 7, 1975 under Calendar Number 284-75-SA be reopened and amended to include additional automatic sprinkler system valves, Model H Dry Pipe Valve, 4" and 6" sizes, and Model DL Deluge Valve, 2" size, on condition that all uses, locations, and in-

stallations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The description product information about this time, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 284-75-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

587-75-SA

APPLICANT—The Reliable Automatic Sprinkler Company Incorporated, owner.

SUBJECT—Additional automatic sprinkler system devices.

APPEARANCES—
For Applicant: Layard E. Campbell.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner
Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
587-75-A—Amendment to resolution to include additional automatic sprinkler system devices.

The Reliable Automatic Sprinkler Company, Incorporated, Mount Vernon, New York, requested that the resolution adopted February 10, 1976 and amended through June 6, 1978 under Calendar Number 587-75-SA be reopened and amended to include additional automatic sprinkler system devices.

PROPOSED USE: Automatic sprinkler system devices.

DESCRIPTION: The additional devices are as follow: Model A Flush Adjustable Sprinkler, Model G1 Concealed Sprinkler with Factory Painted Cover Plate, Model G1 Adjustable Sprinkler with Factory Painted Cover Plate, Model G Horizontal Sidewall with HSW-1 Deflector, Models A1 and B2 Air Maintenance Devices, Model A Fusible Link.

The Model A Flush Adjustable Sprinkler was previously approved without its adjustable feature. This feature allows a 1" range of adjustments in height.

MINUTES

The Model G1 Concealed and Adjustable Sprinklers were previously approved. The additional feature is a factory painted cover plate, which has a temperature rating sufficiently lower than the rating of the sprinkler to allow the sprinkler to be exposed, activated and effective at its rated temperature.

The Model G Horizontal Sidewall Sprinkler, with HSW-1 Deflector, utilizes the center strut in compression principle of construction. Available nominal orifice sizes are $\frac{1}{2}$ ", $\frac{7}{16}$ ", $\frac{3}{8}$ ", and $\frac{17}{32}$ ". Available temperature ratings are 135°F, 165°F, 212°F and 286°F.

Models A1 and B2 Air Maintenance Devices are used to maintain air pressure in a dry pipe system. Model A-2 uses existing plant air and Model B-1 uses a compressor. Components include a pressure regulator, a check valve, two shut off valves, and a strainer.

The Model A Fusible Link can be used for actuation of the various devices.

INSPECTION AND TEST: The devices have been tested and approved by Underwriters Laboratories (Files Ex 454, Ex 2539, and Ex 6893).

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 10, 1976 and amended through June 6, 1978 under Calendar Number 587-75-SA be reopened and amended to include the additional automatic sprinkler system devices described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 587-75-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

751-80-SM

APPLICANT—Gold Bond Building Products A National Gypsum Division, Owner J. K. Hovind, Gold Bond Building Products, agent.

SUBJECT—Application June 18, 1980—Gold Bond GB-350 Demountable Partition System.

APPEARANCES—

For Applicant: John K. Hovind.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner
Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
751-80-SM: Gold Bond Building Products, A National Gypsum Division, Buffalo, New York, filed for approval of the Gold Bond GB-350 Demountable Partition System under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: Non-rated and one hour fire rated demountable partition assembly (non-load bearing).

DESCRIPTION: The assembly is framed by channel shaped floor, ceiling, and wall tracks, galvanized steel of Nos. 27, 26, and 25 gauge, respectively. Channel shaped studs, No. 25 gauge galvanized steel and $2\frac{1}{2}$ " deep, are spaced 24" on centers. Horizontal channels, $1\frac{1}{2}$ " wide x $\frac{3}{4}$ " deep x No. 20 gauge galvanized steel, are installed through openings of the stud webs and are spaced 29" apart. The studs and horizontal channels are secured at their intersections with No. 20 gauge steel angle clips, designated as GB 3519. For the fire rated system septum panels of $\frac{1}{2}$ " thick x 16" wide Fire-Shield gypsum wallboard are located inside the studs and tracks on each side of the horizontal channels and are screw attached to the horizontal channels. Face layers (one on each side) of Gold Bond Fire-Shield gypsum wallboard, plain or Durason, $\frac{1}{2}$ " thick, previously approved under Cal. 691-68-SM are attached to the horizontal channels with GB 3520 Panel Clip Assemblies and are screw attached to the perimeter channels. The panel clip assembly consists of a No. 22 gauge painted steel panel clip with a raised center section to accept to fingers of a No. 19 gauge galvanized steel finger clip. The non-rated partition assembly is constructed as described above except that the septum panels are not required and regular $\frac{1}{2}$ " gypsum wallboard, plain or Durason, previously approved under Cal. 709-39-SM, may be used as face layers.

INSPECTION AND TEST: The assembly has been tested and approved with a one hour fire rating by Factory Mutual Research (J.I. 1E3Q9.AC).

RECOMMENDATIONS: The Committee on Test recommends the approval of the Gold Bond GB-350 Demountable Partition System as a non-rated or one hour fire rated demountable partition assembly under the provisions of Article 5 and RS 5 of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and shall be filed with the Department of Buildings with the inclusion of plans which graphically and pictorially depict the assembly. The assemblies shall not be used where public hallways or areas are on either or both sides.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 751-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

MINUTES

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,
THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

755-80-SM

APPLICANT—William Eipel for Dayton Barsplice, Incorporated, owner.

SUBJECT—Application June 27, 1980—Bar Grip Systems, model nos. Couplers (Threaded or Pressed).

APPEARANCES—

For Applicant: William Eipel and Anthony J. Cave.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner
Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

755-80-SM: Dayton Barsplice, Incorporated, Miamisburg, Ohio, filed for approval of Bar Grip and Camtak couplers for rebar splicing under the provisions of Article 10 and RS 10 of the Building Code of the City of New York.

PROPOSED USE: Couplers for splicing rebars.

DESCRIPTION: The Bar Grip and Camtak coupling sleeves are used for mechanically splicing steel concrete reinforcing bars. The Camtak sleeve is used for bar size Nos. 18 and 14. The Bargrip sleeve is used for bar size Nos. 14, 11, 10, 9, 8, 7, 6, and 5.

The Camtak sleeve is installed by using an extrusion process. A steel sleeve with an inner diameter larger than the diameter of the bars is used. Equal lengths of two bars are inserted into the sleeve. The sleeve is then extruded onto the two bars by hydraulically drawing a two piece die set over the length of the sleeve.

The Bar Grip sleeve uses another mechanical process, a pressing operation. A steel sleeve with an inner diameter larger than the diameter of the bars is used. One bar is inserted halfway into the sleeve. A two piece die set is used to hydraulically press the sleeve onto the bar with a series of overlapping presses. The second bar is then inserted into the sleeve and the pressing process is repeated to splice the two bars.

INSPECTION AND TEST: The couplers described above were tested and approved by Wiss, Janney, Elstner and Associates, Incorporated, Consulting and Research Engineers, Northbrook, Illinois (WJE No. 78649Q). The tests showed compressive and tensile strengths of the spliced bars of at least 125% of the yield strengths of the unspliced bars.

RECOMMENDATIONS: The Committee on Test recommends the approval of the Bar Grip and Camtak couplers for splicing steel bars used for concrete reinforcement (sizes of bars as stated above), under the provisions of Article 10 and RS 10 of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all

product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 755-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

801-80-SA

APPLICANT—Securitron Magnalock Corporation, owner.

SUBJECT—Electromagnetic door locks.

APPEARANCES—

For Applicant: Richard Hausler.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner
Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

801-80-SA—Securitron Magnalock Corporation, Pasadena, California, filed for approval of Magnalock Models 61 and 61B door locks, with Model 161SS-1 power controller, and Senstat Magnalock Models 80-61 and 80-61B door locks, with Model 80-161SS-1 power controller, under the provisions of Article 6 and 17 and RS 17 of the Building Code of the City of New York.

PROPOSED USE: Electromagnetic door locks.

DESCRIPTION: The electromagnetic door locks are used to hold a door open or lock it in a closed position. The Model 61 Magnalock provides 1000 pounds of holding force. The Model 61B Magnalock provides 3000 pounds of holding force. The Models 80-61 and 80-61B Magnalocks are comparable with the Models 61 and 61B, with the addition of a status alarm, which monitors the voltage level and the contact between the electromagnet and matching plate. The model 161SS-1 (for Models 61 and 61B) and Model 80-161SS-1 (for Models 80-61 and 80-61B) control and provide the power requirements to the locks; 0.3 amp. at 24 volts DC. The locks can be interconnected with fire alarm, smoke alarm, and sprinkler alarm systems to remotely and automatically be released when the systems are activated.

INSPECTION AND TEST: The door locks have been tested and approved by the Electrical Testing Laboratory, Department of Building and Safety, City of Los Angeles (Application 155255).

MINUTES

RECOMMENDATION: The Committee on Test recommends the approval of Magnalock Models 61 and 61B door locks, with Model 161SS-1 power controller, and Senstat Magnalock Models 80-61 and 80-61B door locks, with Model 80-161SS-1 power controller, on the following conditions:

1. When the lock is required to be interconnected to a fire alarm system, the interconnection shall be such that when the lock is de-energized it can be energized again only with a manually resettable control interface.

2. All installations shall comply with the requirement of Section C26-604.4(j)(1)c of the Building Code that the doors shall be held in a closed position by a latch after they are unlocked.

3. The requirements of the Building Code, Fire Prevention Directives, and Chapter 19 of the Administrative Code shall be complied with.

4. The locking systems shall not be used on doors opening into interior stair enclosures with the exceptions as stated in Section C26-604.4(j)(1)(b) of the Building Code.

5. The locking systems shall only be used on exit or corridor doors in mental and penal installations; or they may be used on exit and corridor doors in banks, museums, jewelry stores, and other places where security is required, subject to the approval of the Commissioner of the Department of Buildings, and on condition that a remote electrical device for unlocking in case of emergency is provided.

6. The locks shall be equipped with manual overrides.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 801-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

802-80-SA

APPLICANT—American Standard, Incorporated, owner.

SUBJECT—Whirlpool Bathtubs.

APPEARANCES—

For Applicant: None.

ACTION OF THE BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner
Cincotta 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

802-80-SA: American Standard, Incorporated, New Brunswick, New Jersey, filed for approval of American Standard Whirlpool Bathtubs, Models 2704.030/.048, 2706.036/.044, 2708.032/.040, 2640.061, and 2650.051/.069, under the provisions of Article 16 and RS 16 of the Building Code of the City of New York.

PROPOSED USE: Whirlpool bathtubs.

DESCRIPTION: The tub materials are gel coated, fiberglass reinforced polyester resin and cast iron with enamel. The tubs are provided with piping and couplings, hydrotherapy jets, a recirculating pump, and air inlet caps. This equipment is used to provide air to be mixed with the water in the tub. The air inlet cap can be adjusted to control the rate of air flow. The tub is drained after each use, as is a normal tub.

INSPECTION AND TEST: The tubs have been tested and approved by the International Association of Plumbing and Mechanical Officials (File No. SP-1093).

RECOMMENDATIONS: The Committee on Test recommends the approval of American Standard Whirlpool Bathtubs, Models 2704.030/.048, 2706.036/.044, 2708.032/.040, 2640.061, and 2650.051/.069, under the provisions of Article 16 and RS 16 of the Building Code of the City of New York, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 802-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that material, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change or ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

52-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner.

OWNER OF PREMISES—Martin Bloom, et al.

SUBJECT—Application January 22, 1980—for Modification of Certificate of Occupancy #48279—sprinkler system.

PREMISES AFFECTED—162-20/24 Jamaica Avenue, south side, 20 feet west of New York Boulevard, Block 10102, Lot 10, Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Lt. R. J. Ellis, F.D.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman, Agusta,
Commissioner Carroll 4
Negative: 0
Absent: Commissioner Walsh and Commissioner
Cincotta 2

THE RESOLUTION—

WHEREAS, the letter of the Fire Commissioner, dated January 21, 1980, to Modify C.O. #48279, reads:

"Application is hereby respectfully made to the Board of Standards & Appeals, in accordance with the provisions of Section 1804.4.c.6 of the City Charter, to Modify a Certificate of Occupancy in relation to the following building:

162-20/24 Jamaica Ave.
Jamaica, N.Y."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the application be granted under certain conditions;

Resolved, that the application of the Fire Commissioner for modification of the Certificate of Occupancy be and it hereby is *granted*, and that the Certificate of Occupancy be modified to require a nonautomatic sprinkler system throughout the cellar, a rate of rise device in the cellar having central office connection, a 2 hour partition enclosing the existing open stair, that the cellar shall substantially conform to drawings marked received "June 26, 1980", 1 sheet, and that all other laws, rules and regulations applicable shall be complied with and that substantial construction be completed within 6 months of the date of this resolution.

122-80-A

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects for 423 Broom Corporation, owner.

SUBJECT—Application February 6, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion of non-fireproof, seven story, wet sprinklered building contrary to multiple dwelling law.

PREMISES AFFECTED—423 Broom Street, south side, 50 feet east of Crosby Street, Block 473, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Shael Shapiro.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll and Commissioner Wolf 4
Negative: 0
Absent: Commissioner Walsh and Commissioner
Cincotta 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1980, on Alt. Applic. #161/77, reads:

"2. Proposed conversion of bldg., NFP construction, seven stories, exceeding 85' in height although wet sprinklered is still contrary to Sec. 277(2) (b) MDL."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated January 28, 1980 acting on Alt. Applic. #161/77, Objection No. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that smoke detectors be provided as per article 7B of the Multiple Dwelling Law; that a fire alarm station be installed on each floor connected to an alarm that can be heard throughout the

building; that the entire building be protected with a new automatic sprinkler system; that the existing standpipe system remain and be properly maintained; and *on further conditions* that the building shall substantially conform to drawings marked received "February 6, 1980", 4 sheets and "September 12, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with and that substantial construction be completed within one year of the date of this resolution.

707-79-A

APPLICANT—Ed. Lauria for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminster Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

For Opposition: Jack Deitch, C.B. #2S.I.

ACTION OF BOARD—Laid over to September 23, 1980, at 2 P.M., for decision; hearing closed.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to September 30, 1980, at 2 P.M., hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbits Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to September 30, 1980, at 2 P.M., hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporation, owner.

SUBJECT—Application July 31, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to September 30, 1980, at 2 P.M., hearing closed.

59-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a

MINUTES

decision of the Fire Commissioner, re- packaging of flammable mixture known as "Waycoat Cop Rinse 1" (1) one gallon glass jug with Phenolic screw cap with poly-seal liner and Celon band. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred and laid over to December 9, 1980, at 2 P.M., hearing closed.

60-80-A

APPLICANT—Lars H. Johansson for Philip A. Hunt Chemical Corporation, owner.

SUBJECT—Application January 25, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture know as "Waycoat LSI Thinner" (1) one gallon glass jug with Phenolic screw cap with poly-seal liner and celon band container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

For Administration: Lt. R. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred and laid over to December 9, 1980, at 2 P.M., hearing closed.

129-80-A

APPLICANT—Alphonse J. Calvanico, for Abraham Gartenbaum, owner.

SUBJECT—Application February 13, filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Tyndale Street, south side, 100.02 feet west of Barclay Avenue, Block 6403, Lot 45, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

ACTION OF THE BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; hearing closed.

132-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Woodrow Road, west side, 2171.99 feet North of Sherril Avenue, Block 5720, Lot 42, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; hearing closed.

157-80-A

APPLICANT—Calvin F. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as Mercedes-Benz Anti-freeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof cap with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 23, 1980, at 2 P.M., for hearing; applicant to be notified.

158-80-A

APPLICANT—Calvin F. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as Autobahn Antifreeze and Summer Coolant in 1 gallon plastic rectangular container with plastic childproof cap with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

ACTION OF BOARD—Laid over to September 23, 1980, at 2 P.M., for hearing; applicant to be notified.

167-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Lincoln Street, north side, 60.21 feet east of LaGuardia Avenue, Block 696, Lot 332, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; hearing closed.

168-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—94 Lincoln Street, south side, 120 feet east of LaGuardia Avenue, Block 696, Lot 271, Todt Hill, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M. for decision; hearing closed.

MINUTES

169-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Croak Avenue, north side, 60 feet east of LaGuardia Avenue, Block 696, Lot 258, Todt Hill, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; hearing closed.

643-80-A

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application May 19, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion to Self Service Gas Station is contrary to Section C19-73-0-B-2 of the Administrative Code.

PREMISES AFFECTED—2317/27 Ralph Avenue, southeast corner of Avenue M, Block 8364, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ruth Peres.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll and Commissioner Wolf 4

Negative: 0

Absent: Commissioner Walsh and Commissioner Cincotta 2

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., to be heard in conjunction with Calendar number 7-57-BZ on the Special Order Calendar for decision; hearing closed.

808-80-A

APPLICANT—Irwin Fruchtman, P.E., Commissioner of Buildings.

OWNER OF PREMISES—Agustino Onoriti.

LESSEE—La Scala Bakery.

SUBJECT—Application July 10, 1980 for Revocation of Certificate of Occupancy #23378.

PREMISES AFFECTED—2135 Williamsbridge Road, west side, 212.5 feet south of Pelham Parkway South, Block 4332, Lot 14, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Thomas Gibson.

ACTION OF BOARD—Laid over to October 14, 1980, at 2 P.M., for continued hearing.

Adjourned: 3:30 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

488-78-BZ

The resolution adopted July 3, 1979 under Calendar Number 488-78-BZ and printed in Volume LXIV, Bulletin No. 27, is hereby corrected to read as follows:

APPLICANT—Samuel J. Kisseloff for Bleeker Tower Tenants Corporation, owners.

SUBJECT—Application June 27, 1978—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5B district, the conversion of a building that exceeds the permitted area from manufacturing use into stores and joint living/working quarters for artists.

PREMISES AFFECTED—644 Broadway, northeast corner of Bleeker Street, Block 529, Lot 1, Borough of Manhattan. Community Board #2M.

APPEARANCES—

For Applicant: Alan Kisseloff and Joseph Lombardi.

For Opposition: Doris Diether.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

For Administration: Mark Jay Harris, C.P.C.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 20, 1979, after due notice by publication in the Bulletin; laid over to May 1, 1979; then to May 15, 1979; then to May 29, 1979; then to June 12, 1979; then to June 26, 1979; then to July 3, 1979; and

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1978, acting on Alt. Applic. #385/1978, reads:

"1. Proposed conversion of building 7,000 square feet in area, to Joint Living-Work Quarters for Artists, with frontage along Broadway, is contrary to Sec. 42-14 Z.R."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by the entire Board; and

WHEREAS, this building was originally constructed as a bank and office building; and

WHEREAS, the Board has determined that the safe maxi-

mum allowable live load for this structure is 80 psf; and

WHEREAS, the restricted structural loading makes this building functionally obsolete for conforming uses; and

WHEREAS, the existing exits are inadequate for conforming uses; and

WHEREAS, the record indicates that the owner was unsuccessful in attempts to attract conforming uses; and

WHEREAS, the cost of renovation to upgrade this structure for manufacturing uses would be prohibitive for the market in this vicinity; and

WHEREAS, the proposed joint living/working quarters are permitted uses within this district; and

WHEREAS, the building had inadequate loading facilities because the court providing access cannot accommodate commercial vehicles; and

WHEREAS, the existing elevators are not suitable for heavy industrial uses; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution to permit in an M1-5B district, the conversion of a building that exceeds the permitted area from manufacturing use into stores and joint living/working quarters for artists *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received June 27, 1978", 14 sheets, and "April 26, 1979", 1 sheet; *and on further condition* that a smoke detector with a self contained alarm be installed in each apartment, that the existing sprinkler system be permanently retained and properly maintained, that a fire alarm station be installed on each floor connected to an alarm that can be heard throughout the building; that 25 percent of the roof area be allocated for tenant recreational facilities; that all laws, rules and regulations applicable be complied with, and that substantial construction be completed within one year from the date of this resolution; and that no Building Department permit shall be issued until 31 days after the date of certification of this resolution.

* In the Resolved Section the words in italics are the correction to the resolution.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

UNIVERSITY OF MICHIGAN LIBRARY
Att: Serials Dept.
61801
URBANA, ILL.

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

Vol. LXV

Subscription
\$25.00 a year

October 2, 1980

By Mail, 65 cents (Cash only)
Single Copies, 50 cents

No. 40

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., Chairman

PHILIP P. AGUSTA, R.A., M.U.P., Vice Chairman

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

Commissioners.

ALAN D. GERSHUNY, Executive Director

RICHARD B. ATWELL, Deputy Director

FRANCES M. WALDRON, Secretary

DARRELL L. GAVRIN, J.D., Counsel

AVRIL H. LATHAM, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

REVISED SOC FORMS—
EFFECTIVE OCTOBER 1, 1980.

Please be advised that the Board has revised the SOC application form. All requests for matters to be placed on the Special Order Calendar shall be submitted on said revised forms effective October 1, 1980. Revised forms are available at the application counter. Further, no requests for SOC items will be accepted after October 1, 1980 on other than the revised form.

NOTICE OF PETITION AND PETITION
SERVED ON THE BOARD OF
STANDARDS AND APPEALS

On August 20, 1980 Notice of Petition and Petition was served on the Board by McGee & Morsellino attorneys for the petitioners, Franchise Realty Interstate Corporation, seeking a review of the denial of the application on July 22, 1980, based on application of January 4, 1980—interpretive appeal from a directive of the Building Department, re-pass thru window to a building located in a C1-2 district (32-411 Z.R.) Calendar Number 12-80-A, premises affected, 3660 East Tremont Avenue, southwest corner of Philip Avenue, Block 5543, Lot 86, Borough of The Bronx.

On August 20, 1980, Notice of Petition and Petition was served on the Board by McGee & Morsellino attorneys for the petitioners, Franchise Realty Interstate Corporation, seeking a review of the denial of the application on July 22, 1980, based on application of January 4, 1980—interpretive appeal from a directive of the Building Department, re-pass thru window to a building located in a C1-2 district (32-411 Z.R.) Calendar Number 13-80-A, premises affected, 1212 Gun Hill Road, southeast corner of Tenbroeck Avenue, Block 4617, Lot 32, Borough of The Bronx.

CONTENTS

Revised SOC Forms—Effective October 1, 1980.

Notice of Petition and Petition Served on the Board of
Standards and Appeals.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, Sep-
tember 23, 1980, Affecting Calendar Numbers—

1037-66-A	42-80-BZ	393-80-BZ
200-24-BZ—	43-80-BZ	394-80-BZ
Vol. III	44-80-BZ	395-80-BZ
887-54-BZ—	45-80-BZ	396-80-BZ
Vol. II	46-80-BZ	397-80-BZ
125-55-BZ	47-80-BZ	432-80-BZ
82-65-BZ	56-80-BZ	443-80-BZ
271-71-BZ	381-80-A	451-80-BZ
138-73-BZ	165-80-BZ	68-80-BZ
713-59-A	166-80-A	140-80-BZ
187-52-BZ—	177-80-BZ	141-80-A
Vol. II	343-80-BZ	200-80-BZ
1068-64-BZ	345-80-BZ	579-80-BZ
822-77-BZ	391-80-BZ	
1096-79-BZ	392-80-BZ	

Minutes of Regular Meeting, Tuesday Afternoon, Sep-
tember 23, 1980, Affecting Calendar Numbers—

707-79-A	127-80-A	283-80-A
123-80-A	128-80-A	284-80-A
694-80-A	157-80-A	285-80-A
695-80-A	158-80-A	286-80-A
696-80-A	170-80-A	287-80-A
697-80-A	171-80-A	288-80-A
698-80-A	172-80-A	612-80-A
699-80-A	176-80-A	613-80-A
700-80-A	282-80-A	

CALENDAR

DOCKET

New Cases Filed up to September 23, 1980

Cal. No. Dept. Premises Affected

957-80-BZ—B.S.I.—3118 Victory Boulevard, south side, 110.66 feet west of Richmond Avenue, Block 2159, Lots 9 and 10, Borough of Staten Island. Community Board #2S.I. Alt. #158/80. re-proposed enlargements to an existing non-conforming use Auto repair shop and showroom U.T. 16 located within an R3-2 dist. There are no zoning requirements as to bulk parking or loading berths for commercial use. Cont. to Sections 52-01 Z.R., 52-22 Z.R. and 52-41 Z.R.

958-80-BZ—B.S.I.—1476 South Railroad Avenue, south side, 65.43 feet east of Ross Avenue, Block 4212, Lot 30, Borough of Staten Island. Community Board #2S.I. Alt. #221/80. re-proposed conversion of a non-conforming use dress manufacturing U.G. 17 within a building located in a C2-1 dist. into an amusement arcade U.G. 15 and eating and drinking establishment U.G. 6 is Cont. to Sections 32-24 Z.R. and 52-35 Z.R.

959-80-BZ—B.Q.—41-60 to 41-80 Main Street, southwest corner of Sanford Avenue, Block 5121, Lots 23, 44 and 46, Flushing, Borough of Queens. Community Board #7Q. Alt. #905/80. re-proposed open accessory parking areas for a commercial use, to be located on property within a residential R6 dist. non-residential building exceeding two stories in C1-2 dist. and existing roof sign cont. to the approval granted by the Board of Standards and Appeals Cal. #542-56-BZ, Cont. to Sections 22-00 Z.R., 77-12 Z.R., 33-431 Z.R. and 32-42 Z.R.

960-80-A—F.D.—re-packaging of inflammable mixture known as "Wynn's X-Tend Gas Line Antifreeze" in a 12 fluid ounce long neck polyethylene plastic container with Hermetic seal. Container not in compliance with the Administrative Code of New York City.

961-80-A—B.B.—1970/1992 Ralph Avenue, northwest corner of Avenue J, Block 7763, Lot 45, Borough of Brooklyn. Alt. #79/65. re-proposed sprinkler and fire alarm system required in first floor cabaret Cont. to Section C26-1703.1(S) and C26-1704.1 (9) (10).

962-80-SM—Polyester Laminating System Model #939-G-308, 970-B-703, manufactured by Cook Paint and Varnish Company.

963-80-A—B.S.I.—98 Convent Avenue, northwest corner of Sinclair Avenue, Block 7018, Lot 1, Woodrow, Borough of Staten Island. N.B. #821/80 re-proposed use of drywells for the disposal of storm water (Local Law #7).

964-80-A—B.S.I.—91 Convent Avenue, northeast corner of Sinclair Avenue, Block 7019, Lot 1, Woodrow, Borough of Staten Island. N.B. #822/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

965-80-A—B.S.I.—90 Convent Avenue, west side, 58.47 feet north of Sinclair Avenue, Block 7018, Lot 7, Woodrow, Borough of Staten Island. N.B. #823/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

966-80-A—B.S.I.—82 Convent Avenue, west side, 128.47 feet north of Sinclair Avenue, Block 7018, Lot 11, Woodrow, Borough of Staten Island. N.B. #824/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

967-80-A—B.S.I.—81 Convent Avenue, east side, 100.72 feet north of Sinclair Avenue, Block 7019, Lot 6, Woodrow, Borough of Staten Island. N.B. #825/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

968-80-A—B.S.I.—76 Convent Avenue, west side, 198.47 feet north of Sinclair Avenue, Block 7018, Lot 15, Woodrow, Borough of Staten Island. N.B. #826/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

969-80-A—B.S.I.—71 Convent Avenue, east side, 200.72 feet north of Sinclair Avenue, Block 7019, Lot 11, Woodrow, Borough of Staten Island. N.B. #827/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

970-80-A—B.S.I.—68 Convent Avenue, west side, 268.47 feet north of Sinclair Avenue, Block 7018, Lot 19, Woodrow, Borough of Staten Island. N.B. #828/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

971-80-A—B.S.I.—61 Convent Avenue, east side, 300.72 feet north of Sinclair Avenue, Block 7019, Lot 16, Woodrow, Borough of Staten Island. N.B. #829/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

972-80-A—B.S.I.—60 Convent Avenue, west side, 338.47 feet north of Sinclair Avenue, Block 7018, Lot 24, Woodrow, Borough of Staten Island. N.B. #830/80. re-proposed use of drywells for the disposal of storm water (Local Law #7).

973-80-BZ—B.B.—7022-24 Avenue U, southwest corner of East 71st Street, Borough of Brooklyn. Community Board #18BK. Alt. #1450/63. re-proposed enlargement of the non-conforming commercial use in the subject building located in an R3-1 dist. is Cont. to Section 52-41 Z.R.

974-80-A—B.M.—84-85 South Street, west side, 43.9 feet south of St. John Street, Block 72, Lot 27, Borough of Manhattan. Alt. #474/77 re-proposed conversion of 8 story non-fireproof building to residential use under Art. VII-B multiple dwelling law, is Cont to Section 277(2) of Multiple Dwelling Law.

975-80-A—B.M.—560-576 3rd Avenue, a/k/a 160 feet East 38th Street, west side, Block 893, Lot 41, Borough of Manhattan. re-proposed Revocation of Certificates of Occupancy #76617 and 74666.

976-80-A—B.M.—115-119 East 57th Street, north side, 130 feet east of Park Avenue, Block 1312, Lots 107, 8, 63, 65, 62 and 67, Borough of Manhattan. re-proposed Revocation of Certificates of Occupancy #78040 and 76925.

977-80-BZ—B.Q.—80-41 Cypress Avenue, east side, 366.0 feet south of Cooper Avenue, Block 3731, Lot 112, Ridgewood, Borough of Queens. Community Board #5Q. Alt. #37/80. re-proposed sideyard of less than 8 feet 0 inches to the proposed extension is Cont. to Sections 23-642 Z.R. and 23-49 Z.R.

978-80-A—F.D.—3000 Arthur Kill Road, east side, 1873 feet north of Johnson Street, Block 7207, Lots 138, 140, 150 and 255, Rossville, Borough of Staten Island. re-proposed elimination of foam system for asphalt storage tanks at the above premises with approved fixed foam fire extinguishing system for asphalt and fuel oil storage tanks with three 150 lbs. purple 'k' fire extinguishers and

CALENDAR

portable hand extinguishers is denied as to Section C19-50-0 of Administrative Code, permit #730193 (amended F.D. plan #100-73-D).

979-80-BZ—B.B.—911-27 Kings Highway, north side, 245 feet west of Coney Island Avenue, Block 6666, Lot 37, Borough of Brooklyn. Community Board #15BK. Alt. #1124/79. re- proposed commercial swimming pool, use group 13, is not permitted in a C4-2 dist. Cont. to Sections 32-22 Z.R., 32-18 Z.R. and 32-31 Z.R.

980-80-BZ—B.B.—186 Division Avenue, south side, 121.6 feet west of Wilson Street, Block 2178, Lot 39, Borough of Brooklyn. Community Board #1BK. Alt. #580/80. re- proposed extension of premises reduces the required rear yard and is Cont. to Sections 23-52 Z.R. and 23-14 Z.R.

981-80-A—B.B.—186 Division Avenue, south side, 121.6 feet west of Wilson Street, Block 2178, Lot 39, Borough of Brooklyn. Alt. #580/80. re- proposed enlargement of above premises exceeds 25% of the existing floor area and is Cont. to Section 171 of the Multiple Dwelling Law.

982-80-A—F.D.—re- Packaging of combustible mixture known as "Type 400 Reversal Toner" in a 1 pint H.D. polyethylene bottles with bakelite heat sealable foil insert. Container not in compliance with the Administrative Code of New York City.

983-80-A—F.D.—re- Packaging of combustible mixture known as "Type "N" Toner" in 1 qt. H.D. polyethylene bottles with bakelite with heat sealable foil inserts. Container not in compliance with the Administrative Code of New York City.

984-80-BZ—B.Q.—17-20 202nd Street, west side, 195.04 feet south of 17th Avenue, Block 5783, Lot 17, Bayside, Borough of Queens. Community Board #11Q. N.B. #265/80. re- proposed floor area ratio and open space ratio for the proposed two family dwelling in an R3-2 dist. is Cont. to Sections 23-141 Z.R., 23-222 Z.R., 23-462 Z.R., 23-45 Z.R., 23-13 Z.R., 23-47 Z.R. and 23-631 Z.R.

985-80-BZ—B.Q.—17-18 202nd Street, west side, 140.02 feet south of 17th Avenue, Block 5783, Lot 15, Bayside, Borough of Queens. Community Board #11Q. N.B. #266/80. re- proposed floor area ratio and open space ratio for the proposed two family dwelling in an R3-2 dist. is Cont. to Sections 23-141 Z.R., 23-222 Z.R., 23-462 Z.R., 23-45 Z.R., 23-13 Z.R., 23-47 Z.R. and 23-631 Z.R.

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

OCTOBER 28, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, October 28, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

306-70-A

APPLICANT—M. Milton Glass for 151 West Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 27, 1980—appeal from an order and a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—151 West 40th Street, northeast corner of 7th Avenue, Block 993, Lot 1, Borough of Manhattan.

421-56-BZ

APPLICANT—Lama and Vassalotti for Arthur Lilly, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 23, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking of motor vehicles of the pleasure car type only.

PREMISES AFFECTED—514 West 143rd Street, south side, 264 feet 9¼ inches west of Hamilton Place, Block 2074, Lot 48, Borough of Manhattan. Community Board #9M.

285-70-A

APPLICANT—M. Milton Glass for Schur Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 22, 1980—appeal from an order and a decision of the Fire Commissioner re- Elevator in Readiness; previously granted on condition.

PREMISES AFFECTED—14-16 East 38th Street, south side, 12 feet west of Madison Avenue, Block 867, Lot 62, Borough of Manhattan.

33-79-BZ

APPLICANT—Leonard F. Rothkrug for Wise Excavating Company, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 11-412 and 11-413 of the Zoning Resolution, permitting in an R6 district, the change in use of an existing one story and mezzanine structure previously before the Board from a garage into a contractors equipment storage and garage facility with accessory offices.

PREMISES AFFECTED—95 to 105 Vanderbilt Avenue, east side, 290 feet 7½ inches south of Park Avenue, Block 1887, Lot 24, Borough of Brooklyn.

338-76-BZ

APPLICANT—Samuel H. Lindenbaum for 72nd Street Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8, R10, C1-5 and C1-9 district, on a plot with two existing structures, the erection of a 35 story mixed building that exceeds the adjusted floor area ratio, height of the front wall and lot areas per room, encroaches on the required distance between buildings and with less than the required accessory parking.

PREMISES AFFECTED—201-209 71st Street, 1231-1247 Third Avenue, northeast corner, 200-206 East 72nd Street, Block 1426, Lots 1, 5 and 44, Borough of Manhattan.

319-79-BZ

APPLICANT—M. Martin Elkind for Melvin Last, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to complete

CALENDAR

which expired July 10, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the erection of a one-story enlargement to an existing mixed building to be used as a warehouse that creates non-compliance within the rear yard.

PREMISES AFFECTED—25-50 31st Street, west side, 259.11 feet south of Astoria Boulevard, Block 598, Lot 44, Astoria, Borough of Queens.

277-79-BZ

APPLICANT—Samsol Homes, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires October 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R5 district the erection of a three story cellar three family dwelling that encroaches on the required front, side and rear yards.

PREMISES AFFECTED—1641-49th Street, north side, 320 feet east of 16th Avenue, Block 5448, Lot 74, Borough of Brooklyn.

508-80-BZ

APPLICANT—Hebrew Academy for Special Children, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent, previously granted on condition under Section 73-19 of the Zoning Resolution, permitting in an M1-1 district, in an existing two story building occupied as a trade school, community center and occupational training center, the maintenance of the additional use to include a school.

PREMISES AFFECTED—6220 14th Avenue, northwest corner of 63rd Street, Block 5733, Lot 44, Borough of Brooklyn.

1218-79-A

APPLICANT—Sheldon Lobel for Gramercy 222 Residents Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- Review of interpretation of zoning matter under Section 77-11; previously granted on condition.

PREMISES AFFECTED—222 Park Avenue South, northwest corner of East 18th Street, Block 847, Lot 38, Borough of Manhattan.

ZONING CASES

1236-79-BZ

APPLICANT—Harold Herman for Windsor Plaza Company, owner.

SUBJECT—Application December 13, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R10 (PI) district, the erection of 10 additional stories on an existing 10 story multiple dwelling that creates non-compliance in that the front wall is proposed to be continued above 125' in height without a setback.

PREMISES AFFECTED—952 Fifth Avenue, east side, 27.2 feet north of East 76th Street, Block 1391, Lot 2, Borough of Manhattan. Community Board #8M.

856-80-A

APPLICANT—Harold Herman for Windsor Plaza Company, Owner.

SUBJECT—Application August 7, 1980—Appeal from a decision of the Borough Superintendent re- Proposed floors 12 thru 22 which do not have two exit stairs to street are contrary to Section 102 in the Multiple Dwelling Law.

PREMISES AFFECTED—952 Fifth Avenue, East side, 27'2" North of East 76th Street, Block 1391, Lot 2, Borough of Manhattan.

151-80-BZ

APPLICANT—Robert J. Barton for 20 West 27th Street, Corporation, owner.

SUBJECT—Application February 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing six story building the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—20 West 27th Street, south side, 135.6 feet west of Broadway, Block 828, Lot 60, Borough of Manhattan. Community Board #5M.

341-80-BZ

APPLICANT—Joseph Pell Lombardi for Thirty-Two West 20th Street, Incorporated, owner.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-6 district, in an existing eleven story building, the conversion of all floors above the first floor from commercial and manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—32-34 West 20th Street, south side, 350.2 feet east of Sixth Avenue, Block 821, Lot 62, Borough of Manhattan. Community Board #5M.

507-80-BZ

APPLICANT—Weinberg, Kirshenbaum and Tambasco for Reservoir Estates, Incorporated, owner.

SUBJECT—Application April 11, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing eight story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—24 East 22nd Street, south side, 306.6 feet east of Broadway, Block 850, Lot 60, Borough of Manhattan. Community Board #5M.

632-80-BZ

APPLICANT—McGee and Morsellino for Peter and Marion Rago, owner, Evergreen Funeral Home, Incorporated, lessee.

SUBJECT—Application May 8, 1980—decision of the Borough Superintendent, under Sections 73-01 and 72-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing three mixed story building the change in use of the first floor store into a funeral establishment in conjunction with the adjoining chapel.

PREMISES AFFECTED—133 Nassau Avenue, northwest corner of McGuinness Boulevard, (Oakland Street), Block 2649, Lot 29, Borough of Brooklyn. Community Board #1BK.

CALENDAR

670-80-BZ

APPLICANT—Leonard F. Rothkrug for American Gardens Associates, owner.

SUBJECT—Application May 27, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R4 district, in an existing multiple dwelling previously before the Board the conversion of the medical offices into apartments that increases the degree of non-compliance in floor area ratio, open space ratio, lot area per room and the parking requirement.

PREMISES AFFECTED—122-27 Merrick Boulevard, northwest corner of Ursina Road, Block 12483, Lot 3, Jamaica, Borough of Queens. Community Board #12Q.

671-80-A

APPLICANT—Leonard F. Rothkrug for American Gardens Associates, owner.

SUBJECT—Application May 27, 1980—appeal from a decision of the Borough Superintendent, re- proposed cellar apartment contrary to Multiple Dwelling Law.

PREMISES AFFECTED—123-27 Merrick Boulevard, northwest corner of Ursina Road, Block 12483, Lot 30, Jamaica, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

OCTOBER 28, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, October 28, 1980, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

874-80-SM

APPLICANT—Elkhart Brass Manufacturing Company, Incorporated—standpipe hose.

875-80-SM

APPLICANT—United States Gypsum Company—fire and load rated floor/ceiling assemblies, with fire rated supporting beam.

1245-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 16, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—6 Gaynor Street, northwest corner of Pleasant Plains Avenue, Block 7499, Lot 1, Pleasant Plains, Borough of Staten Island.

1246-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—14 Gaynor Street, west side, 62.02 feet north, of Pleasant Plains Avenue, Block 2674, Lot 195, Pleasant Plains, Borough of Staten Island.

1247-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—24 Gaynor Street, west side, 162.02 feet north Pleasant Plains Avenue, Block 2674, Lot 190, Pleasant Plains, Borough of Staten Island.

1248-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water. (Local Law #7).

PREMISES AFFECTED—34 Gaynor Street, west side, 262.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 185, Pleasant Plains, Borough of Staten Island.

1249-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—44 Gaynor Street, west side, 362.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 180, Pleasant Plains, Borough of Staten Island.

1250-79-A

APPLICANT—Alphonse J. Calvanico for Roman Adler, owner.

SUBJECT—Application December 18, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—54 Gaynor Street, west side, 462.02 feet north of Pleasant Plains Avenue, Block 2674, Lot 175, Pleasant Plains, Borough of Staten Island.

499-80-A

APPLICANT—Alphonse J. Calvanico for Peter Ciaravino, owner.

SUBJECT—Application April 10, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—101 Tallman Street, north side, 567.01 feet east of Barclay Avenue, Block 6382, Lot 48, Annadale, Borough of Staten Island.

533-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—537 Alverson Avenue, southeast corner of West Castor Place, Block 6109, Lot 35, Woodrow, Borough of Staten Island.

CALENDAR

534-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—547 Alverson Avenue, east side, 93.25 feet south of West Castor Place, Block 6109, Lot 115, Woodrow, Borough of Staten Island.

535-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—559 Alverson Avenue, east side, 193.25 feet south of West Castor Place, Block 6109, Lot 31, Woodrow, Borough of Staten Island.

536-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—Alverson Avenue, east side, 243.86 feet north of Woodrow Road, Block 6109, Lot 27, Woodrow, Borough of Staten Island.

537-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—Alverson Avenue, east side, 263.86 feet north of Woodrow Road, Block 6109, Lot 43, Woodrow, Borough of Staten Island.

538-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—West Castor Place, south side, 243.36 feet east of Alverson Avenue, Block 6109, Lot 45, Woodrow, Borough of Staten Island.

539-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—West Castor Place, south side, 263.36 feet east of Alverson Avenue, Block 6109, Lot 47, Woodrow, Borough of Staten Island.

540-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—159 West Castor Place, south side, 283.36 feet east of Alverson Avenue Block 6109, Lot 50, Woodrow, Borough of Staten Island.

541-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—1189 Woodrow Road, north side, 113.08 feet east of Alverson Avenue, Block 6109, Lot 15, Woodrow, Borough of Staten Island.

542-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—1181 Woodrow Road, north side, 112.05 feet west of Gilroy Street, Block 6109, Lot 10, Woodrow, Borough of Staten Island.

543-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—Alverson Avenue, east side, 283.36 feet north of Woodrow Road, Block 6109, Lot 37, Woodrow, Borough of Staten Island.

544-80-A

APPLICANT—Alphonse J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—579 Alverson Avenue, east side, 133.86 feet north of Woodrow Road, Block 6109, Lot 29, Woodrow, Borough of Staten Island.

545-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—595 Alverson Avenue, northeast corner of Woodrow Road, Block 6109, Lot 20, Woodrow, Borough of Staten Island.

546-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.
SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—175 West Castor Place, south side, 111.68 feet east of Alverson Avenue, Block 6109, Lot 41, Woodrow, Borough of Staten Island.

547-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

CALENDAR

SUBJECT—Application April 18, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).
PREMISES AFFECTED—West Castor Place, south side, 223.36 feet east of Alverson Avenue, Block 6109, Lot 39, Woodrow, Borough of Staten Island.

552-80-A

APPLICANT—Lama and Vassalotti for Church of the Epiphany, owner.

SUBJECT—Application April 21, 1980—appeal from a decision of the Borough Superintendent, re- application to use the existing lot line windows for ventilation of the classrooms and legalize the present metal and glass enclosure wall for the exterior corridors on the first and second floor.

PREMISES AFFECTED—709/733 Lincoln Place, north side, 80 feet east of Rogers Avenue, Block 1254, Lots 63 and 74, Borough of Brooklyn.

851-80-A

APPLICANT—STP Corporation, owner.

SUBJECT—Application August 4, 1980—Appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as "STP Diesel Fuel Treatment" in 8 oz. Plastic with Polypropylene screw on top container not in compliance with the regulations of the Administrative Code of the City of New York.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 5, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Wednesday morning, November 5, 1980, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

95-45-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Lou-Hal Properties, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 27, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 21 of the Zoning Resolution, permitting in a business use, D area district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the building as extended being in excess of the area permitted by the Zoning Resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16 and 18 (formerly Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens. Community Board #9Q.

329-59-BZ

APPLICANT—Max Siegel Associates for Circle Land Corporation and Columbus Circle Land Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution and Section 60(d) of the Multiple Dwelling Law, permitting in a residence use district, transient parking in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—910-924 9th Avenue, east side, from West 58th Street to West 60th Street, 1-17 Columbus Avenue, 339-363 West 58th Street, 22-44 West 60th Street, Block 1049, Lot 1, Borough of Manhattan. Community Board #4M.

1085-79-BZ

APPLICANT—Levenson Thaler Associates and Donald D. Fisher for 15 West 24th Street Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, in an existing eleven story building, the conversion of all floors above the first floor into residential occupancy and joint living/working quarters.

PREMISES AFFECTED—13-15 West 24th Street, north side, 266 feet west of Broadway, Block 826, Lot 29, Borough of Manhattan. Community Board #5M.

960-67-BZ

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent, previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 and R10 district, the erection of an apartment hotel and a transient hotel on the same zoning lot, that encroaches on the required rear yard equivalent, encroaches on the required rear yard above 125 feet and penetrates the sky exposure plane.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas, 29-37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

279-70-A

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re- aluminum windows, Administrative Code; previously granted on condition.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas and 29 to 37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

ZONING CASES

550-80-BZ

APPLICANT—Joseph Pell Lombardi for 640 Broadway Renaissance Company, owner.

SUBJECT—Application April 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—66 Bleecker Street, southwest corner of Broadway, Block 522, Lot 14, Borough of Manhattan. Community Board #2M.

598-80-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects Crossroads Owners Corporation, owner.

CALENDAR

SUBJECT—Application April 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing twelve story building, the conversion of all floors above the first floor from lofts into a multiple dwelling with living/working space.

PREMISES AFFECTED—361 West 36th Street, north side, 100 feet east of Ninth Avenue, Block 760, Lot 7, Borough of Manhattan. Community Board #4M.

602-80-BZ

APPLICANT—Harry Soled for Judy Fischl, owner.

SUBJECT—Application April 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 district, the erection of a three story, three family dwelling that encroaches into the required side and rear yards.

PREMISES AFFECTED—1353 47th Street, north side, 240 feet west of 14th Avenue, Block 5623, Lot 57, Borough of Brooklyn. Community Board #12BK.

603-80-A

APPLICANT—Harry Soled for Judy Fischl, owner.

SUBJECT—Application April 29, 1980—appeal from the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1353 47th Street, north side, 240 feet west of 14th Avenue, Block 5623, Lot 57, Borough of Brooklyn.

618-80-BZ

APPLICANT—Leonard F. Rothkrug for Anthony Marino, owner, North Shore Collision Corporation, Lessee.

SUBJECT—Application May 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story building for use as an automobile repair shop with accessory parking in the open area.

PREMISES AFFECTED—136-06 32nd Avenue (3201 Linden Place), southeast corner, Block 4952, Lot 19, Flushing, Borough of Queens. Community Board #7Q.

633-80-BZ

APPLICANT—Nicholas J. Salvadeo for 70 Beach Street Corporation, owner.

SUBJECT—Application May 9, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the conversion of an existing one story building from a bowling establishment into an eating and drinking establishment without restrictions.

PREMISES AFFECTED—70 Beach Street, west side, 400.63 feet south of Van Duzer Street, Block 521, Lot 115, Stapleton, Borough of Staten Island. Community Board #1S.I.

703-80-BZ

APPLICANT—McGee and Morsellino for Louis Petrosino, et al. Cropsey Scrap Iron and Metal Corporation, lessee.

SUBJECT—Application June 6, 1980—decision of the Borough Superintendent, under Sections 72-21 and 11-412 of the Zoning Resolution, to permit in an R4 district, the enlargement in floor area of an existing scrap metal storage establishment previously before the Board.

PREMISES AFFECTED—2994 Cropsey Avenue, southwest corner of Bay 54th Street, Block 6947, Lot 260, Borough of Brooklyn. Community Board #13BK.

739-80-BZ

APPLICANT—Sheldon Lobel for Albas Construction Company, owner.

SUBJECT—Application June 17, 1980—decision of the Borough Superintendent, under Section 73-36 of the Zoning Resolution to permit in a C4-2 district, in an existing two story building, the maintenance of the second floor as a physical culture establishment.

PREMISES AFFECTED—2073/2085 86th Street, northwest corner of 21st Avenue, Block 6346, Lot 43, Borough of Brooklyn. Community Board #11BK.

165-80-BZ

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches into the required front, side and rear yards.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn. Community Board #12BK.

Laid over from September 23, 1980, for hearing.

166-80-A

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn.

Laid over from September 23, 1980, for hearing.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 5, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday afternoon, November 5, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

484-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Elks Place, east side, 109.98 feet north of Woodrow Road, Block 7026, Lot 113, Rossville, Borough of Staten Island.

485-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—35 Elks Place, northeast corner of Woodrow Road, Block 7026, Lot 100, Rossville, Borough of Staten Island.

CALENDAR

931-80-A

APPLICANT—A. J. Calvanico, P.E. for Joseph Ligotti, owner.

SUBJECT—Application August 28, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—28 Helios Place, northwest corner of Woodrow Road, Block 7026, Lot 140, Rossville, Borough of Staten Island.

932-80-A

APPLICANT—A. J. Calvanico, P.E. for Joseph Ligotti, owner.

SUBJECT—Application August 28, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Helios Place, West side, 113.28 feet North of Woodrow Road, Block 7026, Lot 145, Rossville, Borough of Staten Island.

571-80-A

APPLICANT—A. J. Calvanico for Clement Marotte, owner.

SUBJECT—Application April 22, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—537 Renssler Avenue, north side, 340 feet west of Delmar Avenue, Block 6315, Lot 56, Annadale, Borough of Staten Island.

844-80-A

APPLICANT—S/P Industries, Incorporated, owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "PMD Real Gasohol" in 16 fl. oz. long neck polyethylene plastic container with molded hermetic seal. Seal is part of bottle container not in compliance with the regulations of the Administrative Code of the City of New York.

845-80-A

APPLICANT—S/P Industries, Incorporated, owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "PMD Windshield Wash" in long neck bottle plastic 16 oz. Rd. with hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

846-80-A

APPLICANT—S/P Industries, Owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- Packaging of inflam-

mable mixture known as "Morak Windshield Wash" in long neck bottle Plastic 16 oz. Rd. with Hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

847-80-A

APPLICANT—S/P Industries, Incorporated, Owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- Packaging of inflammable mixture known as "Morak Gas Line Antifreeze" in long neck bottle Plastic 12 oz. sq. with Hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

848-80-A

APPLICANT—S/P Industries, Incorporated, Owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- Packaging of inflammable mixture known as "PMD Gas Line Antifreeze" in long neck bottle Plastic 12 oz. sq. with Hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

849-80-A

APPLICANT—S/P Industries, Incorporated, Owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "Pathmark Gas Line Antifreeze" in long neck bottle Plastic 12 oz. Rd. with Hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

879-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Bicentennial Horse and Carriage Company, of New York, Incorporated, C/O James Archer, Owner.

SUBJECT—Application August 18, 1980—appeal from a decision of the Borough Superintendent, re- application to modify certificate of occupancy #76778.

PREMISES AFFECTED—462 11th Avenue, East side, 50 feet North of West 37th Street, Block 709, Lot 3, Borough of Manhattan.

880-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Two Penn Plaza Associates, C/O Mendik Realty Company, Incorporated, Owner.

SUBJECT—Application August 18, 1980—appeal from a decision of the Borough Superintendent, re- application to modify certificate of occupancy #75121.

PREMISES AFFECTED—2 Penn Plaza, West side corner of 7th Avenue, Block 781, Lot pt. of 1, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 9, 1980, were approved as printed in the Bulletin of September 18, 1980, Volume 65, Numbers 32 thru 38.

1037-66-A

APPLICANT—Leonard F. Rothkrug for Church of St. John Vianney, Cure of Ars, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired March 8, 1980—appeal from a decision of the Borough Superintendent re- Certificate of Occupancy—Class 5 public building (church); previously granted on condition.

PREMISES AFFECTED—725 Castle Hill Avenue, southwest corner of Homer Avenue, Block 3610, Lots 1, 16, 49 and 58, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1966, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 23, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on December 13, 1966, as amended through March 8, 1977, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 1203-60)

200-24-BZ—Vol. III

APPLICANT—Ludwig P. Bono for Beatrice Glick Haymes, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires March 29, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the change in use from public garage, previously granted by the Board, to auto repair, minor body and fender work, auto painting.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx. Community Board #7BX.

APPEARANCES—

For Applicant: Ludwig P. Bono.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #7BX recommended approval received on July 11, 1980; and

WHEREAS, this application was granted by the Board as a Vol. III on July 16, 1970, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 23, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 29, 1960, as amended through June 16, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the facade of the building shall be kept clean and maintained at all times; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1112-57)

887-54-BZ—Vol. II

APPLICANT—Lama and Vassalotti for Amoco Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 3, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 219-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lot 21, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #11Q conditional approval received on April 18, 1980; and

WHEREAS, this application was granted by the Board as a Vol. II on May 19, 1970, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 23, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 3, 1955, as amended through May 19, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the premises shall not be used for off-site parking for

MINUTES

any commercial uses at any time, that this station shall be operated at all times in such a fashion to minimize traffic congestion and that this gasoline service station shall conform to revise drawing of proposed condition marked 'Received September 18, 1980'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 1646-69)

125-55-BZ

APPLICANT—Lama and Vassalotti for Theodore Tannor, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 19, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7i and 7A of the Zoning Resolution, permitting in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office with show windows nearer the residence use district than is permitted and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath Avenue and 146-158 Bay 25th Street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn. Community Board #13BK.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #13BK was notified by the applicant on July 19, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 23, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1955, as amended through September 9, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; on condition that the new Certificate of Occupancy to be issued the words 'minor auto repairs with hand tools only' shall appear, in accordance with the definition of a service station accessory use under Section 12-10 of the Zoning Resolution and that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."
(N.B. 1588-54)

82-65-BZ

APPLICANT—Max Siegel Associates for River Park Corp. #2 and Park Holding Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 25,

1980—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a R8 and R10 district in an existing multiple dwelling, the addition of transient parking for the unused and surplus tenants spaces in the required accessory garage.

PREMISES AFFECTED—500 East 77th Street, south side, Block Front York Avenue, east side, through to East 76th Street, north side, Block 1488, Lots 1, 13 and 45, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #8M recommended approval received on September 23, 1980; and

WHEREAS, this application was granted by the Board on May 25, 1965, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 23, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 25, 1965, as amended through October 14, 1970, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 2058-64)

271-71-BZ

APPLICANT—Lama and Vassalotti for East 56th Plaza, Incorporated, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires July 6, 1981—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law, permitting in a C1-9 and R10 district, at an existing 39 story multiple dwelling, the addition to the uses to include transient parking for the unused and surplus tenants spaces.

PREMISES AFFECTED—1006 to 1020 First Avenue, 401 to 435 East 55th Street, northeast corner, and 400 to 416 East 56th Street, Block 1367, Lot 1, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #6M was notified by the applicant on July 2, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board on July 6, 1971, on certain conditions; and

MINUTES

WHEREAS, a public hearing was held on this application on September 23, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 6, 1971, as amended through May 11, 1976, only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from July 6, 1981, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 430-71)

138-73-BZ

APPLICANT—Reverend Walter A. Jones for Majority Baptist Church, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired October 20, 1976—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C3-2 district, the erection of a two story enlargement to adjoining structures to be occupied as a church that will exceed the permitted floor area ratio.

PREMISES AFFECTED—115-121 Farmers Boulevard, northeast corner of 115th Road, Block 11032, Lots 1 and 2, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Deacon Frank R. Headley and Mrs. Lemuel C. Bulter.

ACTION OF BOARD—Rules of procedure waived, application reopened and time extended to obtain a Certificate of Occupancy.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1973, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a Certificate of Occupancy.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on September 25, 1973, only as to the time to obtain a Certificate of Occupancy, so that as amended this portion of the resolution shall read:

"that a Certificate of Occupancy shall be obtained within six months from the date of this amended resolution." (Alt. 830-72)

713-59-A

APPLICANT—Robert Gordon for Parsons Realty Company of Queens Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired April 8, 1980—appeal from a decision of the Borough Superintendent re- frame building, business use; previously granted on condition.

PREMISES AFFECTED—139-78 35th Avenue, south side, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert Gordon.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar, for inspection and decision; hearing closed.

187-52-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Emmis Petroleum Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 25, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7A, 7e, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, with parking and storage of motor vehicles on unbuilt upon portion of lot with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—221-10 Hempstead Avenue and 102-23 to 102-37 221st Street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to September 30, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

1068-64-BZ

APPLICANT—Ruth Peres, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of term of variance which expired February 16, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C2-2 district, the maintenance of an automotive sales lot in conjunction with a proposed auto rental establishment.

PREMISES AFFECTED—22-05 Northern Boulevard, northeast corner of 202nd Street, Block 6263, Lot 29, Bay-side, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Ruth Peres.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar, for decision; additional information to be submitted, hearing closed.

822-77-BZ

APPLICANT—Walter T. Gorman for Fabrizio Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 73-211 and 73-212 of the Zoning Resolution, permitting in a C2-4 district, the reconstruction of an automotive service station with accessory uses previously before the Board.

PREMISES AFFECTED—4566 Broadway a/k/a 2 Nagle Avenue, northeast corner, Block 2172, Lot 1, Borough of Manhattan. Community Board #12M.

APPEARANCES—

For Applicant: John A. Ronan.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., Special Order Calendar, for decision; hearing closed.

1096-79-BZ

APPLICANT—Sheldon Lobel for West 29th Street Owner's Corporation, owner.

MINUTES

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, the conversion of an existing three story building from manufacturing use into apartments.

PREMISES AFFECTED—120 West 29th Street, south side, 190 feet west of Avenue of the Americas, Block 804, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Sheldon Lobel.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar, for continued hearing.

42-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1559 48th Street, north side, 210 feet west of 16th Avenue, Block 5442, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ronald Noll, Leon Traube and Gaspare J. Gallo.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar, for continued hearing; additional information to be submitted.

43-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1563 48th Street, north side, 185 feet west of 16th Avenue, Block 5442, Lot 54, Borough of Brooklyn.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar, for continued hearing; additional information to be submitted.

44-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1415 53rd Street, north side,

120 feet east of 14th Avenue, Block 5664, Lot 70, Borough of Brooklyn.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar, for continued hearing; additional information to be submitted.

45-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1417 53rd Street, north side, 140 feet east of 14th Avenue, Block 5664, Lot 68, Borough of Brooklyn.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar, for continued hearing; additional information to be submitted.

46-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1217 48th Street, north side, 137.5 feet east of 12th Avenue, Block 5628, Lot 2, Borough of Brooklyn.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar, for continued hearing; additional information to be submitted.

47-80-BZ

APPLICANT—Dominick Salvati and Son for Mohar Construction Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the completion and conversion of a two family dwelling with professional offices into a three family dwelling that creates non-compliance in floor area ratio and open space ratio.

PREMISES AFFECTED—1215 48th Street, north side, 115 feet east of 12th Avenue, Block 5628, Lot 68, Borough of Brooklyn.

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., Special Order Calendar, for continued hearing; additional information to be submitted.

56-80-BZ

APPLICANT—Sheldon Lobel for Harold Thurman and Patrick Consalvas, owner.

SUBJECT—Application January 24, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zon-

MINUTES

ing Resolution, to permit in a C6-1 and C6-4 district, the erection of a nine story and mezzanine multiple dwelling that exceeds the permitted floor area ratio, has less than the required open space ratio and lot area per room, encroaches into the required rear yard, penetrates the sky exposure plane.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of Third Avenue, Block 902, Lot 51, Borough of Manhattan. Community Board #6M.

APPEARANCES—

For Applicant: Sheldon Lobel.

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to October 7, 1980, at 10 A.M. hearing closed.

381-80-A

APPLICANT—Sheldon Lobel for Harold Therman and Patrick Consalvas, owner.

SUBJECT—Application March 17, 1980—Provides at least one primary entrance accessible to individuals in wheel-chairs.

PREMISES AFFECTED—208 East 22nd Street, south side, 98.6 feet east of Third Avenue, Block 902, Lot 51, Borough of Manhattan.

ACTION OF BOARD—Decision deferred and laid over to October 7, 1980, at 10 A.M. hearing closed.

165-80-BZ

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches into the required front, side and rear yards.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12 Avenue, Block 5696, Lot 54, Borough of Brooklyn. Community Board #12BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: Lena Quarino, Lucian De Bonis, Jeanne Lgneri, Vito Caraonard and B. Quarino.

ACTION OF BOARD—Laid over to November 5, 1980, at 10 A.M. for hearing.

166-80-A

APPLICANT—Harry Soled for Forkash Construct Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: Lena Quarino, Lucian De Bonis, Jeanne Lgneri, Vito Caraonard and Benjamin Quarino.

ACTION OF BOARD—Laid over to November 5, 1980, at 10 A.M. for hearing.

177-80-BZ

APPLICANT—McGee and Morsellino for Joseph R. Stepnowski and Joseph Giangola, owner.

SUBJECT—Application February 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, the conversion of an existing one story building from a florist establishment into an automobile repair shop.

PREMISES AFFECTED—189-08 Northern Boulevard, south side, 46.35 feet east of 189th Street, Block 5512, Lot 10, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

ACTION OF BOARD—Laid over to October 21, 1980, at 10 A.M. for hearing.

343-80-BZ

APPLICANT—Diffendale and Kubec for Contract Vendee; Pistilli Brothers Incorporated.

SUBJECT—Application March 12, 1980—decision of the Borough Superintendent, under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R1-2 district, the erection of a 24 story multiple dwelling that creates non-conformity and non-compliance.

PREMISES AFFECTED—500 Victory Boulevard, south side, 223.9 feet west of Louis Street, Block 588, Lot 22, West Brighton, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Peter W. Diffendale.

For Opposition: John J. Durrier.

RECOMMENDATION OF THE COMMUNITY BOARD—Opposed to the application.

ACTION OF BOARD—Application *withdrawn* without prejudice at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

345-80-BZ

APPLICANT—Leonard F. Rothkrug for Pamela Equities Corporation, owner; New York Health And Racquet Club, lessee.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Sections 73-36 and 73-68 of the Zoning Resolution, to permit in a C5-5 (CR) district, the erection of nine additional stories on an existing eight story office building to be occupied as a hotel and physical culture establishment.

PREMISES AFFECTED—39 Whitehall Street, southeast corner of Pearl Street, Block 8, Lot 32, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Leonard F. Rothkrug

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to September 30, 1980, at 10 A.M. hearing closed.

391-80-BZ

APPLICANT—Leonard F. Rothkrug for Community Hospital of Brooklyn, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Sections 72-11, 72-21 and 73-641 of the Zoning Resolution, to permit in an R6 district, the erection of a two story and a one story addition to an existing hospital with two sections that will exceed the

MINUTES

permitted lot coverage penetrate the sky exposure plane, encroach into the required rear yard equivalent and without the required loading berth.

PREMISES AFFECTED—2525 Kings Highway, northwest corner of Avenue O, Block 6772, Lots 4 and 11, Borough of Queens. Community Board #14Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Abram Shlestein.

ACTION OF BOARD—Decision deferred and laid over to October 7, 1980, at 10 A.M. hearing closed.

392-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-29 Little Neck Parkway, east side, 207.3 feet north of 260th Street, Block 8443, Lot 445, Little Neck, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: Philip E. Plasencia.

For Administration: Susan M. Noreika, C.B. #13Q.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M. for continued hearing; additional information to be submitted.

393-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-27 Little Neck Parkway, east side, 236.66 feet north of 260th Street, Block 8443, Lot 444, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M. for continued hearing; additional information to be submitted.

394-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-23 Little Neck Parkway, east side, 264.98 feet north of 260th Street, Block 8443, Lot

443, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M. for continued hearing; additional information to be submitted.

395-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-21 Little Neck Parkway, east side, 294.31 feet north of 260th Street, Block 8443, Lot 442, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M. for continued hearing; additional information to be submitted.

396-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-17 Little Neck Parkway, east side, 323.64 feet north of 260th Street, Block 8443, Lot 441, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M. for continued hearing; additional information to be submitted.

397-80-BZ

APPLICANT—McGee and Morsellino for Rib Homes, Incorporated, owner.

SUBJECT—Application March 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 and R2 district, the erection of a two story, two family dwelling, that has less than the required lot area per room, with a parking space less than the required width, utilizes the R2 lot area for R3-2 zoning calculations and encroaches on the required rear yard.

PREMISES AFFECTED—69-15 Little Neck Parkway, east side, 352.97 feet north of 260th Street, Block 8443, Lot 439, Little Neck, Borough of Queens. Community Board #13Q.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M. for continued hearing; additional information to be submitted.

432-80-BZ

APPLICANT—Leonard F. Rothkrug for Charles and Elizabeth Cardile, Charlie's Supermarket, owner.

MINUTES

SUBJECT—Application March 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an existing two story mixed building, the erection of an enlargement to the first floor retail store that increases the degree of non-conformity.

PREMISES AFFECTED—215-11/17 39th Avenue, north side, 20 feet west of 215th Place, Block 6244, Lots 25, 26, and 125 Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Anthony Salerno, Charles Cardile, Genevieve Merewether, Sharon Waltke and Helen Magrino.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M. for decision; hearing closed.

443-80-BZ

APPLICANT—Sheldon Lobel for Stanley Manor, Incorporated, owner.

SUBJECT—Application March 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R1-2 district, on a plot with less than the required lot width, the erection of a one story and basement one family dwelling.

PREMISES AFFECTED—49-07 Browvale Lane, east side, 105 feet south of Gaskell Road, Block 8248, Lot 19, Little Neck, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Sheldon Lobel and Stanley Seeman.

For Opposition: Bernard Haber, C.B. #11Q, Charles G. Moerdler, Naomi Z. Katcher, Allan P. Palzer and Anne Ruggieri.

ACTION OF BOARD—Laid over to October 21, 1980, at 10 A.M. for continued hearing; additional information to be submitted.

451-80-BZ

APPLICANT—Albert Melniker for Aledis Company, owner.

SUBJECT—Application March 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in a C2-1 district, the erection of a one story enlargement to an existing one story building occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—2252 Forest Avenue, south side, 217.49 feet east of South Avenue, Block 1685, Lot 55 Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Decision deferred and laid over to September 30, 1980 at 10 A.M.; hearing closed.

68-80-BZ

APPLICANT—Silas Seandel for Silas and Antoinette Seandel, owner.

SUBJECT—Application January 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing

three story building, the conversion of the second and third floors from manufacturing occupancy into two apartments.

PREMISES AFFECTED—551-553 West 22nd Street, north side, 125 feet east of 11th Avenue, Block 694, Lot 7, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: None.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 22, 1980, after due notice by publication in the Bulletin; laid over to September 9, 1980; then to September 16, 1980; then to September 23, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated December 31, 1979 acting on Alt. #1062/1979, reads:

"1. The proposed change in use of the 2nd and 3rd floors from manufacturing U.G. 17 to residential use (2 apts.), use group 2 is not permitted as of right when located in M1-5 district and hence contrary to Section 42-11 of the Zoning Resolution";

and

WHEREAS, Community Board #4M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing three-story building, the conversion of the second and third floors from manufacturing occupancy into two apartments *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received January 29, 1980", 7 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed on all floors; that the first floor occupancy shall be restricted to a non-hazardous conforming commercial or manufacturing establishment; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

140-80-BZ

APPLICANT—Leonard F. Rothkrug for Salvatore Randazzo and Benedetta Randazzo, owner.

SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing one family dwelling into a two family dwelling that creates non-compliance in lot area per room and encroachment of the accessory garage into the front yard.

PREMISES AFFECTED—1057/9 83rd Street, north side, 200 feet west of 11th Avenue, Block 6012, Lot 54, Borough of Brooklyn. Community Board #10BK.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 9, 1980, after due notice by publication in the Bulletin; laid over to September 23, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1980 acting on Alt. Applic. #644/1979 reads:

"1. Proposed increase in the number of apartments in the subject building located in an R3-1 zone creates a non-compliance in lot area per room and contrary to Section 23-222 of Zoning Resolution.

2. Proposed garage in front yard of subject building located in an R3-1 zone is not permitted under Section 23-44 of Zoning Resolution."

and

WHEREAS, Community Board #10BK has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the conversion of an existing one-family dwelling into a two-family dwelling that creates non-compliance in lot area per room and encroachment of the accessory garage into the front yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 15, 1980", 9 sheets, and "September 18, 1980", 3 sheets, and *on further condition* that the attic level shall remain vacant and unoccupied; that a sprinkler system be installed in the public halls and stairs connected to the domestic water supply; that a smoke detector with a self-contained alarm be installed on each level of the building; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

141-80-A

APPLICANT—Leonard F. Rothkrug for Salvatore Randazzo and Benedetta Randazzo, owner.

SUBJECT—Application February 15, 1980—appeal from the Administrative Code, re- Occupancy of over sized frame building as a two family dwelling contrary to New York City Building Code.

PREMISES AFFECTED—1057/9 83rd Street, north side, 200 feet west of 11th Avenue, Block 6072, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1980, on Alt. Applic. #644/79, reads:

"1. Occupancy of a frame building 3 story and attic in height as a two family dwelling is contrary to C26-254.0 B.C."

Resolved, that the decision of the Borough Superintendent, dated January 28, 1980, acting on Alt. Applic. #644/1979, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 140-80-BZ; and that all other laws, rules and regulations be complied with.

200-80-BZ

APPLICANT—Tufo, Johnston, Zuccotti and Allegaert for Goldwep Realty Corporation, owner, Contract Vendee; Halesia Associates.

SUBJECT—Application March 4, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing twelve story and penthouse building, the conversion of all floors above the third floor from manufacturing occupancy into a multiple dwelling.

PREMISES AFFECTED—438-448 West 37th Street, south side, 175 feet east of Tenth Avenue, Block 734, Lot 56, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Paul Selver.
For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Opposed to the application.

APPEARANCES—

For Administration: Kenneth Wallach and John C. Cassidy, Jr., N.Y.C. Office of Economic Development.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 24, 1980, after due notice by publication in the Bulletin; laid over to July 8, 1980; then to July 22, 1980; then to September 9, 1980; then to September 16, 1980; then to September 23, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1980, acting on Alt. Applic. #146/1980, reads:

"C1. Residence, U.G. 2, in an M1-5 Zoning District is contrary to Section 42-10 of the Zoning Resolution. (There are no bulk or parking regulations).

"C2. Rear Yard less than 20 feet in depth in an M1-5 Zoning District is contrary to Section 43-26 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioners Philip P. Agusta, R.A., Harry M. Carroll, P.E., John J. Walsh, P.E. and Stanley M. Wolf, R.A.; and

WHEREAS, this building is located on a portion of a side street, 37th Street, that is not utilized by other garment industry uses, is located a number of blocks away from principal garment industry activity, is the only large industrial type building in the affected area and is surrounded by a sub-

MINUTES

stantial number of residential occupancies in the immediate vicinity that constitute approximately 40 percent of the uses in the area with many of the residential uses being newly developed; and

WHEREAS, the subject premises is a 12-story and cellar manufacturing building partially occupied with a total floor area of approximately 148 thousand square feet, which is served by two (2) freight elevators which are substandard because of their size and capacity, and two (2) loading berths which are also substandard because of their shallowness in depth being approximately 25 feet in depth with only one loading berth connected to the elevators, the building faces one narrow street which exacerbates the difficulty of traffic problems when trying to maneuver a truck into the small loading berth, such physical conditions limit the commercial viability of the building; and

WHEREAS, the Board has determined the purchase price is reasonable in comparison with other recent property transfers in the vicinity of the site; and

WHEREAS, the records shows that all tenants who vacated the premises did so willingly and that no jobs were lost but, in fact, preserved as a result; and

WHEREAS, the building had a significant number of vacancies for over two (2) years and attempts to rent at reasonable rates have been unsuccessful; and

WHEREAS, the Board has determined that some subsidizing of the commercial uses in the building by residential uses is required in order to maintain the finances of the building in an economically viable state with a minimum return, and the resultant conversion will be compatible with the existing mixed use neighborhood; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-5 district, in an existing 12-story and penthouse building, the conversion of all floors above the third floor from manufacturing occupancy into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 4, 1980", 13 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station, connected to an alarm that can be heard throughout the building, be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; that the basement through fourth floors be occupied with a conforming commercial or manufacturing non-hazardous establishment; that double-glazed windows be installed in all residential windows on the 37th Street frontage; that any lease, prospectus or offering for residential tenants shall clearly indicate that the site is in a manufacturing district; that no Building Department permit shall be issued until 31 days after the date of certification of this resolution; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

579-80-BZ

APPLICANT—McGee and Morsellino for Joseph Barone, Dominick Barone and Andrew Barone, owner, Contract Vendee, Leson Construction Corporation.

SUBJECT—Application April 25, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an R5 district, the erection of a one story and mezzanine building for use as a contractors establishment.

PREMISES AFFECTED—143-30 Atlantic Avenue, southeast corner of Allendale Street, Block 10008, Lot 1, Jamaica, Borough of Queens. Community Board #12Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY BOARD—No recommendation received.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Fossella, Vice Chairman Agusta,

Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1980, after due notice by publication in the *Bulletin*; laid over to September 9, 1980; then to September 23, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated April 14, 1980, acting on N.B. Applic. #79-1980, reads:

"1. Proposed U.G. 17 an unlimited contractors establishment in an R5 zone is contrary to Section 22-00 of the Z.R.

2. Proposed structure in the required side yard, is contrary to Section 23-45 of the Z.R.

3. Proposed structure in the required rear yard, is contrary to Section 23-47 of the Z.R.

4. Application is referred to the Board as there are no bulk and parking requirements for a Manufacturing use in a residential zone."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, the proposed contractor's establishment is incompatible with the predominantly residentially developed area; and

WHEREAS, the proposed use is not the minimum necessary to afford relief to the owner; and

WHEREAS, the Board finds that on the basis of the record in this case it is unable to make finding e, under Section 72-21 of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated April 14, 1980, acting on N.B. Applic. #79/1980, Objection Nos. 1, 2, 3 and 4, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 3:15 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON,
SEPTEMBER 23, 1980, 2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

707-79-A

APPLICANT—Robert J. De Boissiere for Highpoint Enterprises, owner.

SUBJECT—Application June 15, 1979—revocation of permit pursuant to Section 26-118.7 of the Administrative Code.

MINUTES

PREMISES AFFECTED—Merrick Avenue, south side, 139.87 feet west of Westminister Center, Block 878, Lot 339, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

123-80-A

APPLICANT—Samuel H. Lindenbaum of Rosenman Colin for Vandergrand Properties, Company, owner.

SUBJECT—Application February 7, 1980—appeal from a decision of the Borough Superintendent, re- replacement of lot line Windows.

PREMISES AFFECTED—876-880 Third Avenue, 163-167 East 53rd Street, northwest corner, Block 1308, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis R. Angelino, Philip Martines and Richard Gilbert.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1980, on N.B. Applic. #174/80, reads:

"1. Openings in exterior walls on lot line required to be $\frac{3}{4}$ hour rated as per Table 3-4 and Section C26-503.1(a)."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A. which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1980, acting on N.B. Applic. #174/80, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall substantially conform to drawings, marked "Received February 7, 1980", 2 sheets, and "September 18, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with, and that substantial construction be completed within one year of the date of this resolution.

694-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—46 Mohn Place, southeast corner of Deere Park Place, Block 684, Lot 205, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1980, on N.B. Applic. #997/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated June 2, 1980, acting on N.B. Applic. #997/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received June 3, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

695-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—30 Mohn Place, south side, 221.76 feet west of Beebe Street, Block 684, Lot 217, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1980, on N.B. Applic. #995/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated June 2, 1980, acting on N.B. Applic. #995/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches

MINUTES

of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received June 3, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

696-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—18 Mohn Place, south side, 104.92 feet west of Beebe Street, Block 684, Lot 222, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1980, on N.B. Applic. #994/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated June 2, 1980, acting on N.B. Applic. #994/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the

street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received June 3, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

697-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—71 Portsmouth Avenue, north side, 75 feet west of Beebe Street, Block 684, Lot 183, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 29, 1980, on N.B. Applic. #2070/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated May 29, 1980, acting on N.B. Applic. #2070/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received June 3, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

698-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—357 Deere Park Place, east side, 227.47 feet north of Portsmouth Avenue, Block 684, Lot 202, Todt Hill, Borough of Staten Island.

MINUTES

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 29, 1980, on N.B. Applic. #2066/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated May 29, 1980, acting on N.B. Applic. #2066/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received June 3, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

699-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—337 Deere Park Place, northeast corner of Portsmouth Avenue, Block 684, Lot 195, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 29, 1980, on N.B. Applic. #2068/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated May 29, 1980, acting on N.B. Applic. #2068/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 3, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

700-80-A

APPLICANT—Jerome L. Grushkin for Hadar Estates, owner.

SUBJECT—Application June 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Portsmouth Avenue, north side, 179.17 feet west of Beebe Street, Block 684, Lot 188, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Ralph Giordano.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf..... 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 29, 1980, on N.B. Applic. #2069/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewers into which discharge is feasible are located within 500' of the property is contrary to Sec. P110.2(c) RS-16 of the Administrative Code."

and

WHEREAS, the Board has recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent dated May 29, 1980, acting on N.B. Applic. #2069/79, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot, same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in

MINUTES

the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings, marked "Received June 3, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

127-80-A

APPLICANT—Hollowick, Incorporated, owner.

SUBJECT—Application February 8, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Hollowick Lamp Fuel # (5)" five gallon 90 Mill Plastic, container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: William H. Judson.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; hearing closed.

128-80-A

APPLICANT—Ronald Ogur for Federal Pacific Electric Company, owner.

SUBJECT—Application February 11, 1980—appeal from a decision of the Borough Superintendent, re- proposed installation of tank containing inflammable volatile oils less than two feet (2') below cellar floor and within three feet (3') of a foundation wall is contrary to Fire Prevention Code.

PREMISES AFFECTED—43-16 Crescent Street, west side, 66 feet north of 44th Road, Block 435, Lot 21, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ronald Ogur.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for deferred decision; Board awaiting input from the Fire Department; hearing closed.

157-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as Mercedes-Benz Anti-freeze and Summer Coolant in 1 gallon plastic rectangular containers with plastic childproof cap with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for hearing at the request of the applicant.

158-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as Autobahn Antifreeze and Summer Coolant in 1 gallon plastic rectangular containers with plastic childproof cap with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for hearing at the request of the applicant.

170-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Fuel Tank" in (12) twelve ounce can with Continental ALDO end closed top. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: Frank Frulo.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; hearing closed.

171-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of a combustible mixture known as "Tune Up" composite in (12) twelve ounce can with Owens-Illinois ALDO end closed top container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf..... 6
Negative: 0

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; hearing closed.

172-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Fire Power Gas Treatment" in (12) twelve ounce can with Owens-Illinois ALDO end closed top. Container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; hearing closed.

MINUTES

176-80-A

APPLICANT—Walter T. Gorman, for Fabrizio Realty Corporation, owner.

SUBJECT—Application February 28, 1980—appeal from a decision of the Borough Superintendent re- proposed conversion to Self Service Gas Station is contrary to Section 19-73-0.B2 of the Administrative Code.

PREMISES AFFECTED—4566 Broadway, northeast corner of Nagle Avenue, Block 2172, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: John A. Ronan.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., to be heard in conjunction with 822-77-BZ on the Special Order Calendar, hearing closed.

282-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Dowgard-Summer Coolant/Winter Antifreeze" in (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: E. R. Humburg, Jr.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

283-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Firestone Frigitone Antifreeze and Summer Coolant" in (1) gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

284-80-A

APPLICANT—E. R. Humburg for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Atlas Perma-Guard® Anti-Freeze/Coolant" in (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

285-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Award Antifreeze Summer Coolant" in (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

286-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Mobil® Antifreeze and Coolant" in (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

287-80-A

APPLICANT—E. R. Humburg for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Shop Rite All Season Antifreeze" in (1) one gallon plastic bottle with childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

288-80-A

APPLICANT—E. R. Humburg, Jr. for Dow Chemical Company, owner.

SUBJECT—Application February 4, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "J. C. Penney AntiFreeze and Summer Coolant" in (1) one gallon plastic bottle with

MINUTES

childproof plastic cap container not in compliance with regulations of the Administrative Code of New York City.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

612-80-A

APPLICANT—Iffland Kavanaugh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application May 1, 1980—appeal from a decision of the Fire Commissioner, re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—522-540 East 74th Street, south side of F. D. Roosevelt Drive, Block 1485, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard J. Fiedler and Seymour C. Rubinstein.

For Administration: Lt. R. J. Ellis, Fire Dept.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,

Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; additional information to be submitted; hearing closed.

613-80-A

APPLICANT—Iffland Kavanaugh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application May 1, 1980—appeal from a decision of the Fire Commissioner, re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—644-652 West 57th Street, east side of 12th Avenue, Block 1104, Lot 1, Borough of Manhattan.

THE VOTE TO CLOSE HEARINGS—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to September 30, 1980, at 2 P.M., for decision; additional information to be submitted; hearing closed.

Adjourned: 3:50 P.M.

ALAN D. GERSHUNY, *Executive Director*

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

UNIVERSITY OF ILLINOIS LIBRARY
Att: Serial Dept
Urbana, Ill. 61801

352.05
NEW



336

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

OF THE CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York, N. Y. 10013

THE LIBRARY OF THE

UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

Vol. LXV

Subscription
\$25.00 a year

October 9, 1980

By Mail, 65 cents (Cash only)
Single Copies, 50 cents

No. 41

DIRECTORY

BOARD OF STANDARDS AND APPEALS

VITO J. FOSSELLA, P.E., M.C.E., *Chairman*

PHILIP P. AGUSTA, R.A., M.U.P., *Vice Chairman*

HARRY M. CARROLL, P.E.

JOHN J. WALSH, P.E.

JOHN B. CINCOTTA

STANLEY M. WOLF, R.A.

Commissioners.

ALAN D. GERSHUNY, *Executive Director*

RICHARD B. ATWELL, *Deputy Director*

FRANCES M. WALDRON, *Secretary*

DARRELL L. GAVRIN, J.D., *Counsel*

AVRIL H. LATHAM, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York, N. Y. 10013.

TELEPHONE—566-5174.

ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On September 24, 1980, an Order to Show Cause and Petition was served on the Board by Leonard F. Rothkrug, attorney for the petitioner Edith Bolte Kutz, seeking a review of an Appeal brought to the Board of Estimate by Community Board #12 of The Bronx, and Assemblyman Vincent A. Marchiselli, which had reversed the Board of Standards and Appeals grant of the application on May 6, 1980, based on a decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in a C1-2 district, the alteration and enlargement of an existing theatre and the change in occupancy into a roller skating rink that creates non-compliance in floor area ratio and loading requirements. Calendar Number 48-80-BZ, premises affected 4214-A White Plains Road, east side, 57 feet south of East 234th Street, Block 4997, Lot 61, Borough of The Bronx.

CONTENTS

Notice of Petition and Verified Petition Served on the Board of Standards and Appeals.

Order to Show Cause and Petition Served on the Board of Standards and Appeals.

Docket.

Notice of Hearing of Calendar.

Minutes of Regular Meeting, Tuesday Morning, September 30, 1980, Affecting Calendar Numbers—

336-77-A	352-77-A	210-77-A	1073-79-BZ
337-77-A	353-77-A	361-37-BZ—	345-80-BZ
338-77-A	355-77-A	Vol. IV	446-80-BZ
339-77-A	356-77-A	82-40-BZ—	447-80-BZ
341-77-A	357-77-A	Vol. III	644-80-BZ
342-77-A	358-77-A	212-51-BZ	645-80-BZ
343-77-A	359-77-A	Vol. II	646-80-A
344-77-A	360-77-A	187-52-BZ—	137-80-BZ
346-77-A	361-77-A	Vol. II	138-80-BZ
347-77-A	362-77-A	7-57-BZ	152-80-BZ
348-77-A	363-77-A	122-75-BZ	451-80-BZ
349-77-A	364-77-A	580-76-BZ	491-80-BZ
350-77-A	365-77-A	65-78-BZ	
351-77-A	366-77-A	1136-78-BZ	

Minutes of Regular Meeting, Tuesday Afternoon, September 30, 1980, Affecting Calendar Numbers—

179-39-SM	63-80-SM	171-80-A	456-80-A
440-39-SM	803-80-SA	172-80-A	457-80-A
786-64-SM	814-80-SM	643-80-A	480-80-A
461-66-SA	127-80-A	828-79-A	481-80-A
462-66-SA	129-80-A	829-79-A	482-80-A
160-74-SM	132-80-A	895-79-A	612-80-A
389-75-SM	167-80-A	157-80-A	613-80-A
21-77-SA	168-80-A	158-80-A	716-80-A
253-79-SM	169-80-A	455-80-A	717-80-A
62-80-SM	170-80-A		

Corrections Affecting Calendar Number—

160-79-BZ

NOTICE OF PETITION AND VERIFIED PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS

On September 16, 1980 a Notice of Petition and Verified Petition was served on the Board by Jacobi, D'Alessandro, Jacobi and Sieghardt, attorneys for the petitioner Pasquale and Astrid Colangeli, seeking a review of an Appeal brought to the Board of Estimate by Community Board #3 in Staten Island and the City Planning Commission, which had reversed the Board of Standards and Appeals grant of the application on March 18, 1980, based on a decision of Borough Superintendent under Sections 72-11 and 72-21 of the Zoning Resolution, to permit in an R3-2 (SRD) district the erection of a one-story and mezzanine building for use for a retail store. Calendar Number 801-79-BZ, premises affected 5100 Amboy Road, south side, 139.85 feet east of Community Lane, Block 6489, Lot 30, Borough of Staten Island.

CALENDAR

DOCKET

New Cases Filed up to September 30, 1980

Cal. No. Dept. Premises Affected

986-80-A—B.Q.—121-60 Farmers Boulevard, west side, 390.26 feet south of 121st Avenue, Block 12458, Lots 23 and 25, Springfield Gardens, Borough of Queens. Alt. #577/80. re- proposed use of drywells for the disposal of storm water (Local Law #7).

987-80-BZ—B.Bx.—2189-2195 Morris Avenue, west side, 123.09 feet south of East 182nd Street, Block 3181, Lots 34 and 37, Borough of The Bronx. Community Board #5BX. Alt. #131/80. re- proposed enlargement and extension of an U.G. 6 use in a R8 dist. is Cont. to Sections 22-00 Z.R. and 23-46 Z.R.

988-80-A—B.S.I.—101 Beach 222nd Street, southeast corner of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #355/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

989-80-A—B.Q.—107 Beach 222nd Street, east side, 120 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #356/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

990-80-A—B.Q.—113 Beach 222nd Street, east side, 240 feet south of Breezy Point, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #357/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

991-80-A—B.Q.—103 Beach 222nd Street, east side, 40 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #358/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

992-80-A—B.Q.—109 Beach 222nd Street, east side, 160 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #359/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

993-80-A—B.Q.—115 Beach 222nd Street, east side, 280 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #360/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

994-80-A—B.Q.—105 Beach 222nd Street, east side, 80 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #361/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

995-80-A—B.Q.—111 Beach 222nd Street, east side, 200 feet south of Breezy Point Boulevard, Block 16350, Lot 400, Rockaway Point, Borough of Queens. N.B. #362/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

996-80-A—B.Q.—117 Beach 222nd Street, east side, 320 feet south of Breezy Point, Borough of Queens. N.B. #363/80. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

997-80-A—B.Q.—145-54 156th Street, north side, 125 feet east of 146th Avenue, Block 15010, Lot 28, Jamaica, Borough of Queens. N.B. #267/80. re- proposed use of drywells for the disposal of storm water (Local Law #7).

998-80-A—B.S.I.—1460 Arden Avenue, southwest corner of Eylandt Street, Block 5398, Lot 16, Annadale, Borough of Staten Island. N.B. #55/78. re- proposed use of drywells for the disposal of storm water (Local Law #7).

999-80-A—B.S.I.—16 Eylandt Street, south side, 100.0 feet west of Arden Avenue, Block 5398, Lot 11, Annadale, Borough of Staten Island. N.B. #56/78. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1000-80-A—B.S.I.—24 Eylandt Street, south side, 89.60 feet east of Harold Avenue, Block 5398, Lot 6, Annadale, Borough of Staten Island. N.B. #57/78. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

1001-80-A—B.S.I.—34 Eylandt Street, southeast corner of Harold Avenue, Block 5398, Lot 1, Annadale, Borough of Staten Island. N.B. #58/78. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1002-80-A—B.S.I.—9 Sandborn Street, northeast corner of Arden Avenue, Block 5398, Lot 25, Annadale, Borough of Staten Island. N.B. #59/78. re- proposed use of drywells for the disposal of storm water (Local Law #7).

1003-80-A—B.S.I.—21 Sandborn Street, north side, 118.66 feet east of Harold Avenue, Block 5398, Lot 30, Annadale, Borough of Staten Island. N.B. #60/78. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

1004-80-A—B.S.I.—31 Sandborn Street, northeast corner of Harold Avenue, Block 5398, Lot 35, Annadale, Borough of Staten Island. N.B. #61/78. re- proposed building not fronting on a legally mapped street; Sec. 36, Art. 3, of the General City Law. re- proposed use of drywells for the disposal of storm water.

1005-80-A—F.D.—re- Packaging of inflammable mixture known as "White Silaprene" in 11 fl. ounce tube with no replaceable top or cap. Containers not in compliance with the Administrative Code of New York City.

1006-80-A—F.D.—re- Packaging of inflammable mixture known as "Silaprene-Marine Grade" in 11 fl. ounce tube with no replaceable top or cap. Containers not in compliance with the Administrative Code of New York City.

1007-80-SA—Gasoline pump model #DTA-1, DTA-2 optional suffixes RC, SP, M-2, M-3, 300A, 300B, dispensing petroleum fuels for retail sale.

CALENDAR

DESIGNATIONS: D—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.S.I.—Department of Buildings, Staten Island; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department.

NOVEMBER 5, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday morning, November 5, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

95-45-BZ—Vol. II

APPLICANT—Charles M. Spindler Associates for Lou-Hal Properties, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 27, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7c and 21 of the Zoning Resolution, permitting in a business use, D area district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the building as extended being in excess of the area permitted by the Zoning Resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts Boulevard, west side, 190 feet south of Jamaica Avenue, Block 9328, Lots 16 and 18 (formerly Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens. Community Board #9Q.

329-59-BZ

APPLICANT—Max Siegel Associates for Circle Land Corporation and Columbus Circle Land Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired September 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution and Section 60(d) of the Multiple Dwelling Law, permitting in a residence use district, transient parking in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—910-924 9th Avenue, east side, from West 58th Street to West 60th Street, 1-17 Columbus Avenue, 339-363 West 58th Street, 22-44 West 60th Street, Block 1049, Lot 1, Borough of Manhattan. Community Board #4M.

1085-79-BZ

APPLICANT—Levenson Thaler Associates and Donald D. Fisher for 15 West 24th Street Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an M1-6 district, in an existing eleven story building, the conversion of all floors above the first floor into residential occupancy and joint living/working quarters.

PREMISES AFFECTED—13-15 West 24th Street, north side, 266 feet west of Broadway, Block 826, Lot 29, Borough of Manhattan. Community Board #5M.

960-67-BZ

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent, previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C5-3 and R10 district, the erection of an apartment hotel and a transient hotel on the same zoning lot, that encroaches on the required rear yard equivalent, encroaches on the required rear yard above 125 feet and penetrates the sky exposure plane.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas, 29-37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

279-70-A

APPLICANT—Samuel H. Lindenbaum for The Park Lane Hotel, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Borough Superintendent re-aluminum windows, Administrative Code; previously granted on condition.

PREMISES AFFECTED—36-38 Central Park South, south side, 245 feet east of Avenue of the Americas and 29 to 37 West 58th Street, Block 1274, Lots 11, 12, 13, 14, 62 and 64, Borough of Manhattan.

ZONING CASES

550-80-BZ

APPLICANT—Joseph Pell Lombardi for 640 Broadway Renaissance Company, owner.

SUBJECT—Application April 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5B district, in an existing nine story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—66 Bleecker Street, southwest corner of Broadway, Block 522, Lot 14, Borough of Manhattan. Community Board #2M.

598-80-BZ

APPLICANT—Shael Shapiro for Shapiro Lawn Associates Architects Crossroads Owners Corporation, owner.

SUBJECT—Application April 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing twelve story building, the conversion of all floors above the first floor from lofts into a multiple dwelling with living/working space.

PREMISES AFFECTED—361 West 36th Street, north side, 100 feet east of Ninth Avenue, Block 760, Lot 7, Borough of Manhattan. Community Board #4M.

602-80-BZ

APPLICANT—Harry Soled for Judy Fischl, owner.

SUBJECT—Application April 29, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R6 district, the erection of a three story, three family dwelling that encroaches into the required side and rear yards.

PREMISES AFFECTED—1353 47th Street, north side, 240 feet west of 14th Avenue, Block 5623, Lot 57, Borough of Brooklyn. Community Board #12BK.

603-80-A

APPLICANT—Harry Soled for Judy Fischl, owner.

CALENDAR

SUBJECT—Application April 29, 1980—appeal from the Borough Superintendent re- Multiple Dwelling Law.

PREMISES AFFECTED—1353 47th Street, north side, 240 feet west of 14th Avenue, Block 5623, Lot 57, Borough of Brooklyn.

618-80-BZ

APPLICANT—Leonard F. Rothkrug for Anthony Marino, owner, North Shore Collision Corporation, Lessee.

SUBJECT—Application May 6, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R5 district, the erection of a one story building for use as an automobile repair shop with accessory parking in the open area.

PREMISES AFFECTED—136-06 32nd Avenue (3201 Linden Place), southeast corner, Block 4952, Lot 19, Flushing, Borough of Queens. Community Board #7Q.

633-80-BZ

APPLICANT—Nicholas J. Salvadeo for 70 Beach Street Corporation, owner.

SUBJECT—Application May 9, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 district, the conversion of an existing one story building from a bowling establishment into an eating and drinking establishment without restrictions.

PREMISES AFFECTED—70 Beach Street, west side, 400.63 feet south of Van Duzer Street, Block 521, Lot 115, Stapleton, Borough of Staten Island. Community Board #1S.I.

703-80-BZ

APPLICANT—McGee and Morsellino for Louis Petrosino, et al. Cropsey Scrap Iron and Metal Corporation, lessee.

SUBJECT—Application June 6, 1980—decision of the Borough Superintendent, under Sections 72-21 and 11-412 of the Zoning Resolution, to permit in an R4 district, the enlargement in floor area of an existing scrap metal storage establishment previously before the Board.

PREMISES AFFECTED—2994 Cropsey Avenue, southwest corner of Bay 54th Street, Block 6947, Lot 260, Borough of Brooklyn. Community Board #13BK.

739-80-BZ

APPLICANT—Sheldon Lobel for Albas Construction Company, owner.

SUBJECT—Application June 17, 1980—decision of the Borough Superintendent, under Section 73-36 of the Zoning Resolution to permit in a C4-2 district, in an existing two story building, the maintenance of the second floor as a physical culture establishment.

PREMISES AFFECTED—2073/2085 86th Street, northwest corner of 21st Avenue, Block 6346, Lot 43, Borough of Brooklyn. Community Board #11BK.

165-80-BZ

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the erection of a three story, three family dwelling that encroaches into the required front, side and rear yards.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn. Community Board #12BK.

Laid over from September 23, 1980, for hearing.

166-80-A

APPLICANT—Harry Soled for Forkash Construction Corporation, owner.

SUBJECT—Application February 26, 1980—appeal from the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—1155 58th Street, north side, 220 feet west of 12th Avenue, Block 5696, Lot 54, Borough of Brooklyn.

Laid over from September 23, 1980, for hearing.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 5, 1980, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday afternoon, November 5, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

484-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—27 Elks Place, east side, 109.98 feet north of Woodrow Road, Block 7026, Lot 113, Rossville, Borough of Staten Island.

485-80-A

APPLICANT—A. J. Calvanico for Joseph Ligotti, owner.

SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—35 Elks Place, northeast corner of Woodrow Road, Block 7026, Lot 100, Rossville, Borough of Staten Island.

931-80-A

APPLICANT—A. J. Calvanico, P.E. for Joseph Ligotti, owner.

SUBJECT—Application August 28, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—28 Helios Place, northwest corner of Woodrow Road, Block 7026, Lot 140, Rossville, Borough of Staten Island.

932-80-A

APPLICANT—A. J. Calvanico, P.E. for Joseph Ligotti, owner.

SUBJECT—Application August 28, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Helios Place, West side, 113.28 feet North of Woodrow Road, Block 7026, Lot 145, Rossville, Borough of Staten Island.

CALENDAR

571-80-A

APPLICANT—A. J. Calvanico for Clement Marotte, owner.

SUBJECT—Application April 22, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—537 Renssler Avenue, north side, 340 feet west of Delmar Avenue, Block 6315, Lot 56, Annadale, Borough of Staten Island.

844-80-A

APPLICANT—S/P Industries, Incorporated, owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "PMD Real Gasohol" in 16 fl. oz. long neck polyethylene plastic container with molded hermetic seal. Seal is part of bottle container not in compliance with the regulations of the Administrative Code of the City of New York.

845-80-A

APPLICANT—S/P Industries, Incorporated, owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "PMD Windshield Wash" in long neck bottle plastic 16 oz. Rd. with hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

846-80-A

APPLICANT—S/P Industries, Owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- Packaging of inflammable mixture known as "Morak Windshield Wash" in long neck bottle Plastic 16 oz. Rd. with Hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

847-80-A

APPLICANT—S/P Industries, Incorporated, Owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- Packaging of inflammable mixture known as "Morak Gas Line Antifreeze" in long neck bottle Plastic 12 oz. sq. with Hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

848-80-A

APPLICANT—S/P Industries, Incorporated, Owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- Packaging of inflammable mixture known as "PMD Gas Line Antifreeze" in long neck bottle Plastic 12 oz. sq. with Hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

849-80-A

APPLICANT—S/P Industries, Incorporated, Owner.

SUBJECT—Application July 31, 1980—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "Pathmark Gas Line Antifreeze" in long neck bottle Plastic 12 oz. Rd. with Hermetic seal container not in compliance with the regulations of the Administrative Code of the City of New York.

879-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Bicentennial Horse and Carriage Company, of New York, Incorporated, C/O James Archer, Owner.

SUBJECT—Application August 18, 1980—appeal from a decision of the Fire Commissioner, re- application to modify certificate of occupancy #76778.

PREMISES AFFECTED—462 11th Avenue, East side, 50 feet North of West 37th Street, Block 709, Lot 3, Borough of Manhattan.

880-80-A

APPLICANT—Augustus A. Beekman, Fire Commissioner for Two Penn Plaza Associates, C/O Mendik Realty Company, Incorporated, Owner.

SUBJECT—Application August 18, 1980—appeal from a decision of the Fire Commissioner, re- application to modify certificate of occupancy #75121.

PREMISES AFFECTED—2 Penn Plaza, West side corner of 7th Avenue, Block 781, Lot pt. of 1, Borough of Manhattan.

ALAN D. GERSHUNY, *Executive Director*

448-80-A

APPLICANT—Rampulla Associates for Michael Spinella, owner.

SUBJECT—Application March 26, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—770 Craig Avenue, west side, 140 feet north of Hylan Boulevard, Block 7941, Lot 48, Tottenville, Borough of Richmond.

960-80-A

APPLICANT—Arnold Frumin S/P Industries, Incorporated, 64 Grant Avenue, P.O. Box 39, Carteret, New Jersey 07008, owner.

SUBJECT—Application September 18, 1980—appeal from a decision of the Fire Commissioner re- packaging of inflammable mixture known as "Wynn's X-Tend Gas Line Antifreeze" in 12 fluid ounce long neck polyethylene plastic container with Hermetic seal not in compliance with the regulations of the Administrative Code of the City of New York.

NOVEMBER 12, 1980, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Wednesday morning, November 12, 1980*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013 on the following matters:

SPECIAL ORDER CALENDAR

316-59-BZ

APPLICANT—Marcelo Curi for Mirta Puig, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired February 2, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection of a two story and cellar building for use as a one family dwelling and retail food store.

CALENDAR

PREMISES AFFECTED—460 Quincy Avenue, southeast corner of Dewey Avenue, Block 5578, Lot 1, Borough of The Bronx. Community Board #10BX.

849-53-BZ

APPLICANT—M. Martin Elkind for Bellacicco and Sons, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and for extension of term of variance which expired January 21, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in the extension of existing parking and storage of owners', customers' and employees' motor vehicles located in the unrestricted use district portion of plot into the residence use district portion of plot, with the entrance and exit of motor vehicles from and through the unrestricted use district portion of plot (no fee to be charged).

PREMISES AFFECTED—217-40 98th Avenue, south side, 203 feet east of 217th Street, 217-25 Sigourney Avenue, north side, 111.48 feet east of 217th Street, and 217-01 99th Avenue, Block 10763, part of Lot 23, Queens Village, Borough of Queens. Community Board #13Q.

588-57-BZ

APPLICANT—Millard Bresin for Justo Santana, Conditional Vendee.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office storage, minor auto repairs, car wash, parking and storage of motor vehicles, with curb cut and show window within 75 feet of a residence use district.

PREMISES AFFECTED—1353 Park Avenue and 100-110 East 102nd Street, southeast corner, Block 1629, Lot 72, Borough of Manhattan. Community Board #11M.

15-55-BZ

APPLICANT—Walter T. Gorman for Exxon Company U. S. A., owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired June 28, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in the business use portion of the plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—117-04 Sutphin Boulevard and 148-02 to 148-14 Foch Boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens. Community Board #12Q.

29-53-BZ

APPLICANT—Lama and Vassalotti for Cyrus Rubin and Bencole Realty Corporation, owners; Mobil Oil Corporation, long term lessee.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of time to obtain a Certificate of Occupancy which expired July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7h, 7i, 7A of the Zoning Resolution, permitting in a residence and retail use district,

the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles with a business entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—24-60 to 24-72 East Tremont Avenue, 17-54 to 17-90 Seddon Street, southeast corner and 17-34 to 17-63 St. Peters Avenue, Block 3999, Lot 32, Borough of The Bronx.

128-53-BZ

APPLICANT—Paul Mok for Mirobe Distributors, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Section 7e of the Zoning Resolution, permitting in a local retail and manufacturing use district, an entrance from local retail district into the manufacturing use district.

PREMISES AFFECTED—121-60 Farmers Boulevard, west side, 441.53 feet south of 121st Avenue, Block 12458, Lots 23 and 25 (formerly Lot 25), St. Albans, Borough of Queens.

ZONING CASES

494-80-BZ

APPLICANT—Theodore R. Earne for Donald W. Porter, owner.

SUBJECT—Application April 8, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution to permit in an R8 and C1-9 district, in an existing three story building previously before the Board that change in occupancy of the first floor from a non-commercial photographic studio into a restaurant with take out facilities.

PREMISES AFFECTED—168 East 68th Street, south side, 100 feet west of Third Avenue, Block 1402, Lot 41, Borough of Manhattan. Community Board #8M.

551-80-BZ

APPLICANT—Neil Robert Berzak for 18-22 East 18 Street Tenants Corporation, owner.

SUBJECT—Application April 21, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a M1-5 district, in an existing six story building, the conversion of all floors above the first floor from lofts into a multiple dwelling.

PREMISES AFFECTED—18 East 18 Street, south side, 102.1½ feet west of Broadway, Block 846, Lot 64, Borough of Manhattan. Community Board #5M.

559-80-BZ

APPLICANT—Leonard F. Rothkrug for Royal Carbo Corporation, owner.

SUBJECT—Application April 22, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C2-3 and R6 district, erection of a one story enlargement to an existing factory for the storage and servicing of fire extinguishers.

PREMISES AFFECTED—135 Prospect Avenue, north side, 125 feet east of Third Avenue, Block 1051, Lots 62 and 65, Borough of Brooklyn. Community Board #7BK.

642-80-BZ

APPLICANT—McGee and Morsellino for R.P.S. Tire Corporation; State Tire Company, owner.

CALENDAR

SUBJECT—Application May 16, 1980—decision of the Borough Superintendent, under Sections 72-21 and 11-412 of the Zoning Resolution, to permit in a C2-2 and R6 district, the erection of a second story on an existing one story automobile repair shop and tire installation establishment previously before the Board.

PREMISES AFFECTED—84-06 Queens Boulevard, south east corner of Van Loon Street, Block 2477, Lot 1, Elmhurst, Borough of Queens. Community Board #4Q.

667-80-BZ

APPLICANT—Nicholas J. Salvadeo for Mulvihill Electrical Construction Corporation, owner.

SUBJECT—Application May 27, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R5 district, the change in occupancy of an existing one story building from bar and restaurant into a funeral establishment with accessory open parking.

PREMISES AFFECTED—58 West Street, northwest corner of Cary Avenue, Block 208, Lot 1, West Brighton, Borough of Staten Island. Community Board #1S.I.

764-80-BZ

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application July 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, the enlargement in area of an existing multiple dwelling that creates non-compliance in floor area ratio, open space ratio, lot area per room and rear yard encroachment.

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn. Community Board #2BK.

765-80-A

APPLICANT—Dominick Salvati and Son for Mary Kallas, owner.

SUBJECT—Application July 3, 1980—appeal from a decision of the Borough Superintendent re- proposed enlargement of the above premises exceeds the maximum permitted increase in area of 25% for each floor and is contrary to the multiple dwelling law (Sub 2f).

PREMISES AFFECTED—20 Schermerhorn Street, south side, 175 feet east of Clinton Street, Block 270, Lot 36, Borough of Brooklyn.

839-80-BZ

APPLICANT—Leonard F. Rothkrug for Arthur Lofrese, Louis D. Restivo, Ronald Lofrese and Stevie Consentino, Oasis Roller World, Incorporated, lessee.

SUBJECT—Application July 23, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in a C1-2 and R5 district, the conversion of an existing one story and mezzanine theatre into a roller skating rink.

PREMISES AFFECTED—63-45/57 Fresh Pond Road, Northeast corner of Grove Street, Block 3609, Lot 1, Ridgewood, Borough of Queens. Community Board #5Q.

999-79-BZ

APPLICANT—Samuel J. Kisseloff for 684 Owners Corporation, owner.

SUBJECT—Application September 7, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning

Resolution, to permit in an M1-5B district, in an existing twelve story building that exceeds the permitted lot coverage, the change in use of all floors above the first floor from lofts into joint living/working quarters for artists.

PREMISES AFFECTED—684 Broadway, northeast corner of Great Jones Street, Block 531, Lot 1, Borough of Manhattan. Community Board #2M.

Laid over from September 16, 1980, at 10 A.M. for hearing.

1191-79-BZ

APPLICANT—Samuel Kisseloff for Prince Tower Tenants Corporation, owner.

SUBJECT—Application November 20, 1979—decision of the Borough Superintendent, under Sections 72-21 and 72-21 of the Zoning Resolution to permit in an M1-5B district in an existing nine story building that exceeds the permitted lot coverage, the erection of roof enlargements and the conversion of all floors above the first floor retail store into joint living/working quarters for artists.

PREMISES AFFECTED—565 Broadway, northwest corner of Prince Street, Block 498, Lot 5, Borough of Manhattan. Community Board #2M.

Laid over from September 15, 1980, at 10 A.M. for hearing.

639-79-BZ

APPLICANT—Frank A. Vacarro for Dom Iafrato, owner.

SUBJECT—Application June 4, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district, on a plot previously before the Board, the erection of a one story structure for use as a truck storage facility.

PREMISES AFFECTED—128 Alaska Street, 143.79 feet west of Henderson Avenue, Block 197, Lot 29, West New Brighton, Borough of Staten Island. Community Board #1S.I.

Laid over from September 9, 1980, at 10 A.M., for continued hearing.

ALAN D. GERSHUNY, *Executive Director*

NOVEMBER 12, 1980, 2.P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 12, 1980*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York, N. Y. 10013, on the following matters:

562-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—189 Wieland Avenue, northwest corner of Elks Place, Block 6973, Lot 1, Woodrow, Borough of Staten Island.

563-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water.

CALENDAR

PREMISES AFFECTED—71 Elks Place, east side, 60 feet north of Wieland Avenue, Block 6973, Lot 4, Woodrow, Borough of Staten Island.

564-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—an appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—61 Elks Place, east side, 95.33 feet south of Woodrow Road, Block 6973, Lot 9, Woodrow, Borough of Staten Island.

565-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—51 Elks Place, southeast corner of Woodrow Road, Block 6973, Lot 17, Woodrow, Borough of Staten Island.

566-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—6 Lenevar Avenue, southwest corner of Woodrow Road, Block 6973, Lot 22, Woodrow, Borough of Staten Island.

567-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—14 Lenevar Avenue, west side, 91.07 feet south of Woodrow Road, Block 6973, Lot 32, Woodrow, Borough of Staten Island.

568-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—9 Lenevar Avenue, southeast corner of Woodrow Road, Block 6934, Lot 49, Woodrow, Borough of Staten Island.

569-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for disposal of storm water.

PREMISES AFFECTED—1326 Woodrow Road, south side, 89.68 feet east of Lenevar Avenue, Block 6934, Lot 58, Woodrow, Borough of Staten Island.

570-80-A

APPLICANT—Peter F. Oddo, Jr. for Joseph Ligotti, owner.

SUBJECT—Application April 23, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—141 Wieland Avenue, north side, 116 feet east of Lenevar Avenue, Block 6934, Lot 29, Woodrow, Borough of Staten Island.

634-80-A

APPLICANT—Nicholas J. Salvadeo for Anyname Development Corporation, owner.

SUBJECT—Application May 9, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—449 Seaver Avenue, north side, 105 feet west of Nugent Avenue, Block 3711, Lot 47, Borough of Staten Island.

907-80-A

APPLICANT—Alphonse J. Calvanico for F. J. DePaulis Building Corporation, owner.

SUBJECT—Application August 21, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—77 Newberry Avenue, north side, 89.75 feet west of Wilson Street, Block 3289, Lot 42, Old Town, Borough of Staten Island.

975-80-A

APPLICANT—Irwin Fruchtmann, P.E., Commissioner of Buildings. Owner of Premises: I.N.D. Associates, c/o Robert Olnick.

SUBJECT—Application September 18, 1980—for Revocation of Certificates of Occupancy Nos. 76117 and 74666.

PREMISES AFFECTED—560 to 576 3rd Avenue, a.k.a. 160 East 38th Street, west side, Block 893, Lot 41, Borough of Manhattan.

976-80-A

APPLICANT—Irwin Fruchtmann, P.E., Commissioner of Buildings. Owner of Premises: Laszlo N. Tauber.

SUBJECT—Application September 18, 1980—for Revocation of Certificates of Occupancy Nos. 78040 and 76925.

PREMISES AFFECTED—115-119 East 57th Street, north side, 130 feet east of Park Avenue, Block 1312, Lots 107, 8, 63, 65, 62 and 67, Borough of Manhattan.

986-80-A

APPLICANT—Paul Mok for Mirobe Distributors, owner.

SUBJECT—Application September 25, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for disposal of storm water (Local Law #7).

PREMISES AFFECTED—121-60 Farmers Boulevard, west side, 390.26 feet south of 121st Avenue, Block 12458, Lots 23 and 25, Springfield Gardens, Borough of Queens.

ALAN D. GERSHUNY, *Executive Director*

MINUTES

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 30, 1980, 10 A.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon September 16, 1980 were approved as printed in the Bulletin of September 25, 1980, Volume 65, Number 39.

336-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-27 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 130-77)

337-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980 —appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-10 121st Street, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 131-77)

338-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-02 to 3-24 Lee Lane, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 132-77)

339-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-14 to 3-24 121st Street, northeast corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

MINUTES

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 133-77)

341-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—4-14 to 4-20 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 135-77)

342-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980

—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Keel Court, northwest corner of Law Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 136-77)

343-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-10 to 121-24 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 137-77)

MINUTES

344-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Keel Court, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 138-77)

346-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-14 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19,

1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 140-77)

347-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-02 to 122-30 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 141-77)

348-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-18 to 122-22 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

MINUTES

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 142-77)

349-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-15 5th Avenue, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 143-77)

350-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-21 Mizzen Mews, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 144-77)

351-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-12 to 123-28 Powells Cove Boulevard, northwest corner of Lax Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 145-77)

352-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

MINUTES

PREMISES AFFECTED—2-02 to 2-24 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 20, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 146-77)

353-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—3-01 to 3-15 121st Street, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 147-77)

355-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-06 to 120-28 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980, shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, as amended through July 17, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 149-77)

356-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-16 to 120-28 Cove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980, shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977, as amended through July 17, 1979, only as to the time to complete the work, so that as amended this portion of the resolution shall read:

“that substantial construction shall be completed within one year from the date of this amended resolution.”
(N.B. 150-77)

MINUTES

357-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-24 to 120-36 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 151-77)

358-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-01 to 120-09 Capstan Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time

to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 152-77)

359-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-09 to 120-29 Clove Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 153-77)

360-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—120-21 to 120-37 Ketch Court, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

MINUTES

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 154-77)

361-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—121-09 to 121-25 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 155-77)

362-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-01 to 122-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 156-77)

363-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—122-17 to 122-31 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 25, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 157-77)

364-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re- proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

MINUTES

PREMISES AFFECTED—123-01 to 123-11 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 158-77)

365-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-17 to 123-27 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 159-77)

366-77-A

APPLICANT—Dominick Salvati and Son for D.O.S. Equities Corporation and Jay Schorr Development and College Point Associates, owner.

SUBJECT—Application for consideration—to reopen for extension of time to complete which expired July 17, 1980—appeal from a decision of the Borough Superintendent re-proposed two family frame (Class II D) dwelling within the fire limits; previously granted on condition.

PREMISES AFFECTED—123-31 to 123-41 Powells Cove Boulevard, northwest corner of 5th Avenue, Block 3916, Lot 50, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, photos submitted by the applicant dated September 21, 1980 shows partial and completed construction work on units; and

WHEREAS, this application was granted by the Board on July 19, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 19, 1977 as amended through July 17, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution."
(N.B. 160-77)

210-77-A

APPLICANT—S.A.Y. Industries, Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—appeal from a decision of the Fire Commissioner re- Packaging of combustible mixture known as Diamond Windshield Wash anti-freeze in 1 gallon plastic containers not in compliance with the New York City Administrative Code.

APPEARANCES—

For Applicant: Howard B. Wernick.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1977, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 7, 1977 by adding thereto:

"that the name of the product is hereby changed to 'Diamond Windshield Washer Anti-Freeze', *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (F.D. Folder No. 122-4475(CM))

361-37-BZ—Vol. IV

APPLICANT—Walter T. Gorman for Exxon Company, U.S.A., owner.

MINUTES

SUBJECT—Application for consideration—reopening for extension of term of variance which expires April 18, 1981 and for amendment—decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing lubritorium, office, sale of auto accessories, minor repairs with hand tools; and the continuance of the present parking lot which is a conforming use; previously denied and restored to the Docket for new hearing by order of the Court, December 13, 1960.

PREMISES AFFECTED—91-11 Roosevelt Avenue, north side, between 91st and 92nd Street, Block 1479, Lot 38, Jackson Heights, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Application reopened and term of variance extended, and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #3Q recommended conditional approval, received on September 29, 1980; and

WHEREAS, this application was granted by the Board as a Vol. IV on December 7, 1976, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on September 30, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 18, 1961 as amended through December 7, 1976 by adding thereto:

"That this variance shall continue for a term of ten years from April 18, 1981; to omit the required shrubbery from existing planted area; substantially as shown on revised drawing of proposed conditions marked 'Received July 15, 1980'—one sheet; *on condition* that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 773-59)

82-40-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for Betty Morganroth and Margaret Gullette, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 15, 1980—decision of the Borough Superintendent; previously granted on condition under Section 7h of the Zoning Resolution, permitting in a retail and residence use district, the parking and storage of motor vehicles of the pleasure car type.

PREMISES AFFECTED—58-62 East 18th Street, west side, 117 feet 6 inches north of Church Avenue, Block 5078, Lot 30, Borough of Brooklyn. Community Board #14BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Concotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #14BK was notified by the applicant on July 7, 1980 and no response has been received; and

WHEREAS, this application was granted by the Board as a Vol. III on July 15, 1975 on certain conditions; and

WHEREAS, a public hearing was held on this application on September 30, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 10, 1959 as amended through July 15, 1975 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 383-58)

212-51-BZ—Vol. II

APPLICANT—Walter T. Gorman for Getty Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires October 11, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, auto safety inspection station, storage and sale of accessories and office, and to permit the parking and storage of cars awaiting service.

PREMISES AFFECTED—204-20 Northern Boulevard, south side, 80.81 feet east of 204th Street, Block 7301, Lot 11, Bayside, Borough of Queens. Community Board #11Q.

APPEARANCES—

For Applicant: Philip Teller.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #11Q recommended approval received on September 12, 1980; and

WHEREAS, this application was granted by the Board as a Vol. II on October 10, 1972, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 30, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 11, 1955 as amended through October 10, 1972 only as to the term of variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from October 11, 1980, to permit . . . ; *on condition* that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all

MINUTES

respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (N.B. 996-55)

187-52-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Emmis Petroleum Incorporated, owner.

SUBJECT—Application for consideration—request to waive the rules of procedure and extension of term of variance which expired January 25, 1980—decision of the Borough Superintendent; previously granted on condition under Sections 7A, 7e, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, with parking and storage of motor vehicles on unbuilt upon portion of lot with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—221-10 Hempstead Avenue and 102-23 to 102-37 221st Street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #13Q recommended conditional approval, received on September 22, 1980; and

WHEREAS, this application was granted by the Board on February 3, 1970, as a Vol. II, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 30, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and *reopen and amend* the resolution adopted on October 21, 1952, as amended through February 3, 1970, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* for a term of ten years from the date of this amended resolution, to permit . . . ; *on condition* that a 5'-6" high brick wall shall be restored as previously required to be located on the westerly lot line starting at a point from the southerly lot line thence running toward Hempstead Avenue for a distance of approximately 40 feet; that all accessory motor vehicle repairs will be done before 6 p.m., except for emergency repair service; that no one who is not employed at the station or who is not a customer there for service will be permitted to remain at the premises; that minimum lighting be reflected away from adjoining residences and will be maintained at the premises throughout the night; that no trucks will be parked in front of the premises; that any dead tree or trees on the property will be removed and that this station shall be operated at all times in such a fashion to minimize traffic congestion; that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 406-56)

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner, 1302-1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn. Community Board #18BK.

APPEARANCES—

For Applicant: Ruth Peres.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 23, 1957 as amended through May 23, 1972 by adding thereto:

"that this amended variance shall be for a term of five years from the date of this amended resolution; to permit the construction of a canopy over pump islands and the construction of an attendant's booth within existing office and sales space, and that the sales of gasoline may be changed to self-service; *on condition* that full width sidewalk be installed along E. 65th Street frontage, that screening along E. 65th Street comply with Section 25-66(b) of the Zoning Resolution; such screening shall be maintained in good condition at all times; that flood lights be directed down and away from adjoining residential properties; that trees be planted along the E. 65th Street frontage in accordance with Department of Parks regulations; that automobile repairs be limited to lubrication and repairs be made with hand tools only; that parking of vehicles will be limited to those automobiles awaiting repairs; that car washing be limited to non-automatic washing; that the existing structure (accessory building) be repaired and maintained to the condition that existed prior to the abandonment of the property, that there be regular disposal of any garbage or debris on premises; that this station shall be operated at all times in such a fashion to minimize traffic congestion; and that no permit shall be issued until a plan is submitted to the Board for approval showing compliance with the resolution; and that all work shall be completed within one year from the date of this amended resolution; and that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 467-80)

122-75-BZ

APPLICANT—Stanley C. Grant for Mr. Edward Atlas, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 8, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R8 district, the maintenance of a parking lot for ten passenger cars.

PREMISES AFFECTED—2189-2195 Morris Avenue, west side, 123.01 feet south of 182nd Street, Block 3181, Lot

7-57-BZ

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

MINUTES

37 (formerly Lots 34 and 37), Borough of The Bronx.
Community Board #5BX.

APPEARANCES—

For Applicant: Stanley C. Grant.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #5BX recommended approval received on July 2, 1980; and

WHEREAS, this application was granted by the Board on July 8, 1975, on certain conditions; and

WHEREAS, a public hearing was held on this application on September 30, 1980, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 8, 1975 only as to the term of variance, so that as amended this portion of the resolution shall read:

"granted for a term of five years from the date of this amended resolution, to permit . . .; on condition that a temporary fence shall be erected and remain up until construction of adjacent building has been completed, that permanent bumpers shall be installed adjacent to excavation and that this parking lot shall conform to drawing of existing legal conditions marked 'Received September 25, 1980'—one sheet; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution." (Alt. 372-74)

580-76-BZ

APPLICANT—McGee and Morsellino for Joseph P. Barone, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 3, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in an R3-2 district, the erection of a two story retail store and office building with accessory parking in the open area.

PREMISES AFFECTED—188-16 Northern Boulevard, southwest corner of 189th Street, Block 5512, Lot 38, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1977, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on March 22, 1977 as amended through July 3, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (N.B. 169-76)

65-78-BZ

APPLICANT—Donald Rowe for Salvatore Nicolosi, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, to permit in an R3-2 district in an existing one story and basement building previously before the Board, the change in use from Machine Shop into restaurant and cabaret establishment.

PREMISES AFFECTED—8 Crabtree Avenue, southwest corner of Bloomingdale Road, Block 7092, Lot 61, Rossville, Borough of Staten Island.

APPEARANCES—

For Applicant: Donald Rowe.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1979, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on July 24, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 3-78)

1136-78-BZ

APPLICANT—Richard R. Metzner for Arnold Trading Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 25, 1980—decision of the Borough Superintendent; previously granted on condition under Section 72-21 of the Zoning Resolution, permitting in a C4-3 district, the enlargement in area of the third and fourth floors of an existing four story non-conforming food processing establishment.

PREMISES AFFECTED—284-290 South 5th Street, south side, 60 feet west of Marcy Avenue, Block 2460, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Richard Metzner.

ACTION OF BOARD—Application reopened and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1979, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete work.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on September 25, 1979 only as to the time to complete the work, so that as amended this portion of the resolution shall read:

"that substantial construction shall be completed within one year from the date of this amended resolution." (Alt. 585-78)

MINUTES

1073-79-BZ

APPLICANT—Alfonso Duarte for Chelsea Lofts Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution—decision of the Borough Superintendent; previously granted under Section 72-21 of the Zoning Resolution, permitting in a M1-5 district, the maintenance of penthouse enlargements and the conversion of two factory and commercial buildings into a multiple dwelling.

PREMISES AFFECTED—139-149 West 19th Street, north side, 242 feet east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan. Community Board #4M.

APPEARANCES—

For Applicant: Alfonso Duarte and Susan Abbott.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #4M recommended approval received on September 12, 1980; and

WHEREAS, this application was granted by the Board on February 26, 1980, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on February 26, 1980, by adding thereto:

"To permit the conversion of the second floor, from conforming commercial or manufacturing use, to residential use, substantially as shown on revised drawings of proposed conditions marked 'Received June 12, 1980'—two sheets; that other than as herein amended the resolution above cited shall be complied with in all respects." (Alt. 541-79)

345-80-BZ

APPLICANT—Leonard F. Rothkrug for Pamela Equities Corporation, owner, New York Health and Racquet Club, lessee.

SUBJECT—Application March 11, 1980—decision of the Borough Superintendent, under Sections 73-36 and 73-68 of the Zoning Resolution, to permit in a C5-5(CR) district, the erection of nine additional stories on an existing eight story office building to be occupied as a hotel and physical culture establishment.

PREMISES AFFECTED—39 Whitehall Street, southeast corner of Pearl Street, Block 8, Lot 32, Borough of Manhattan. Community Board #1M.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., for deferred decision, hearing closed.

446-80-BZ

APPLICANT—Leonard F. Rothkrug for Paolo and Maria Bennici, owner.

SUBJECT—Application March 26, 1980—decision of the Borough Superintendent, under Sections 11-411, 11-412 and 72-11 of the Zoning Resolution, to permit in a C1-3 and R6 district, the enlargement in area of an existing non-transient parking facility previously before the Board.

PREMISES AFFECTED—219/29 Union Street, north side, 114.5 feet east of Henry Street, Block 338, Lots 44, 46, 47 and 49, Borough of Brooklyn. Community Board #6BK.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Paolo Bennici.

For Opposition: Kenneth D. Mann, Jr., Jean Murphy, Robert S. Roblien, Gaven P. Mann and others.

ACTION OF BOARD—Laid over to October 21, 1980, at 10 A.M., for continued hearing; additional information to be submitted.

447-80-BZ

APPLICANT—Nicholas J. Salvadeo for Gregory DeJohn, owner.

SUBJECT—Application March 26, 1980—decision of the Borough Superintendent, under Section 73-27 of the Zoning Resolution, to permit in a C1-3 district, in an existing mixed building, the conversion of the first floor retail stores into a funeral establishment.

PREMISES AFFECTED—4821-4823 8th Avenue, northeast corner of 49th Street, Block 778, Lot 1, Borough of Brooklyn. Community Board #7BK.

APPEARANCES—

For Applicant: Nicholas J. Salvadeo and Gregory DeJohn.

For Opposition: None.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 10 A.M., for decision; hearing closed.

644-80-BZ

APPLICANT—Albert Melniker for William Bifulco, owner.

SUBJECT—Application May 16, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in an R3-2 district, the enlargement in area of an accessory dwelling garage and the change in occupancy to machinery sales and retail.

PREMISES AFFECTED—1735 Richmond Avenue, east side, 321.04 feet south of Victory Boulevard, Block 2072, Lot 28, Borough of Staten Island. Community Board #2S.I.

APPEARANCES—

For Applicant: Albert Melniker and William Bifulco.

For Opposition: Louis Nezowitz, Jay Lisnow, Larry Bluom, Manuel Rodriguez, Maureen Wortmann and Olga Rodriguez.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., for decision; hearing closed.

645-80-BZ

APPLICANT—Harry Soled for Usher Friedman, owner.

SUBJECT—Application May 20, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, in an existing three story and basement building, the erection of a two story enlargement that creates non-compliance in floor area ratio, openspace ratio, rear yard and inner court encroachment and with a porch within the required open space.

MINUTES

PREMISES AFFECTED—67 Penn Street, north side, 223.1 feet east of Wythe Avenue, Block 2210, Lot 54, Borough of Brooklyn. Community Board #1BK.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: Matthew Skinner, Sam Skinner and Essie Mae Skinner.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., for decision; hearing closed.

646-80-A

APPLICANT—Harry Soled for Usher Friedman, owner.

SUBJECT—Application May 20, 1980—appeal from a decision of the Borough Superintendent, re- Multiple Dwelling Law.

PREMISES AFFECTED—67 Penn Street, north side, 223.1 feet east of Wythe Avenue, Block 2210, Lot 54, Borough of Brooklyn.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 14, 1980, at 10 A.M., for decision; hearing closed.

137-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.

SUBJECT—Application February 16, 1980—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit in an R3-1 district, the subdivision of a zoning lot with an existing dwelling that creates noncompliance in lot area and encroachment into the required side yard.

PREMISES AFFECTED—81 Piedmont Avenue, northeast corner of Vista Place, Block 3042, Lot 9, Grasmere, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 16, 1980, after due notice by publication in the Bulletin; laid over to September 30, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1980, acting on Alt. Applic. #323/1979, reads:

"1. The proposed subdivision of an existing lot consisting of two tax lots under the same ownership will create a zoning lot of less than 3800 square feet when located in an R3-1 zoning district is contrary to Section 23-32 of the Zoning Resolution.

2. The proposed subdivision which creates a side yard of less than 5'-0" when located in an R3-1 zoning

district is contrary to Section 23-461 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #1S.I. has recommended approval of the application; and

WHEREAS, the existing dwelling was erected on a separate plot consistent with dwellings within the surrounding area; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, the subdivision of a zoning lot with an existing dwelling that creates noncompliance in lot area and encroachment into the required side yard *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 16, 1980", 6 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

138-80-BZ

APPLICANT—Joseph B. Raia for Mrs. McCarthy, owner.

SUBJECT—Application February 15, 1980—decision of the Borough Superintendent, under Section 72-20 of the Zoning Resolution, to permit in an R3-1 district, on a plot with less than the required lot area the erection of a two family dwelling that will exceed the permitted floor area ratio and have less than the required open space ratio and lot area per room.

PREMISES AFFECTED—85 Piedmont Avenue, east side, 40.32 feet south of Vista Place, Block 3042, Lot 7, Grasmere, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Joseph B. Raia.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 16, 1980, after due notice by publication in the Bulletin; laid over to September 30, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1980, acting on N.B. Applic. #2220/1979, reads:

"1. The proposed construction of a two family dwelling in an R3-1 zoning district on a lot with an area of less than 3800 square feet is contrary to Section 23-32 of the Zoning Resolution.

2. The proposed construction of a two family dwelling located in an R3-1 zoning district with an open space ratio of less than 150.0 and a floor area ratio of

MINUTES

more than .50 is contrary to Section 23-141 of the Zoning Resolution.

3. The proposed construction of a two family dwelling located in an R3-1 zoning district with a lot area per room of less than 375 square feet is contrary to Section 23-222 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #1S.I. has recommended approval of the application; and

WHEREAS, the proposed dwelling is on a plot that complies with the required lot width of 40 feet; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R3-1 district, on a plot with less than the required lot area, the erection of a two-family dwelling that will exceed the permitted floor area ratio and have less than the required open space ratio and lot area per room *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 15, 1980", 2 sheets; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

152-80-BZ

APPLICANT—George Perotto for Florida Properties, owner, Chris Low Food Service Incorporated, lessee.

SUBJECT—Application February 21, 1980—decision of the Borough Superintendent, under Section 73-243 of the Zoning Resolution, to permit in a C1-2 and R3-2 district, in conjunction with the reconstruction of an existing diner, the addition to the uses to include drive-in facilities.

PREMISES AFFECTED—220-02 Jamaica Avenue, south side, 256.23 feet east of Springfield Avenue, Block 10789, Lot 264, Queens Village, Borough of Queens. Community Board #13Q.

APPEARANCES—

For Applicant: George Perotto.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1980, after due notice by publication in the Bulletin; laid over to July 1, 1980; then to September 16, 1980; then to September 30, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 21, 1980 acting on Alt. Applic. #848/79, reads:

"1. The proposed drive-in service window, for a building located within a C1-2 zone, is contrary to Section 32-412 of the Zoning Resolution."

and

WHEREAS, Community Board #13Q has recommended approval of the application; and

WHEREAS, the drive-through facility contains reservoir space for not less than 10 automobiles; and

WHEREAS, the Department of Transportation has submitted a report that the facility will have a minimal impact on traffic flow in the immediate vicinity; and

WHEREAS, the parking regulations are fully complied with; and

WHEREAS, there are suitable buffers between the drive-through facility and residential uses; and

WHEREAS, the block front and the accessory parking area is substantially oriented toward motor vehicle uses; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-01(b) of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby grant a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-01(b) of the Zoning Resolution, to permit in a C1-2 and R3-2 district, in conjunction with the reconstruction of an existing diner, the addition to the uses to include drive-in facilities *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received February 21, 1980", 3 sheets, and "June 26, 1980", 1 sheet; and *on further condition* that this variance shall be limited to a term of 5 years; that a speed bump be provided at the exit for the drive-through facility to provide for pedestrian safety; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

451-80-BZ

APPLICANT—Albert Melniker for Aledis Company, owner.

SUBJECT—Application March 28, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, and Section 666 of the New York City Charter to permit in a C2-1 district, the erection of a one story enlargement to an existing one story building occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—2252 Forest Avenue, south side, 217.49 feet east of South Avenue, Block 1685, Lot 55, Borough of Staten Island. Community Board #1S.I.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 9, 1980, after due notice by publication in the Bulletin; laid over to September 23, 1980; then to September 30, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated March 25, 1980, acting on N.B. Applic. Alt. #16/1980, reads:

"1. The proposed enlargement to an existing vehicle storage building to be used as a warehouse (Use Group 16) when located in a C2-1 zoning district increased the degree of non-conformance contrary to Sections 52-22 and 52-41 of the Zoning Resolution.

MINUTES

2. There are no applicable parking requirements for the portion of a building to be used as a warehouse when located in a C2-1 Zoning District."

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta; and

WHEREAS, Community Board #1S.I. has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in a C2-1 district, the erection of a one-story enlargement to an existing one-story building occupied as a garage for more than five motor vehicles *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received March 28, 1980", 3 sheets, "September 11, 1980", 1 sheet, and "September 26, 1980", 4 sheets; and *on further condition* that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

491-80-BZ

APPLICANT—Alfonso Duarte for 12 Lofts Realty, Incorporated, owner.

SUBJECT—Application April 3, 1980—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing twelve story building, the conversion of all floors above the first floor from lofts, offices and showroom into a multiple dwelling.

PREMISES AFFECTED—38 West 26th Street, south side, 175 feet east of Avenue of Americas, Block 827, Lot 68, Borough of Manhattan. Community Board #5M.

APPEARANCES—

For Applicant: Alfonso Duarte.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application September 16, 1980, after due notice by publication in the Bulletin; laid over to September 30, 1980; and

WHEREAS, the decision of the Borough Superintendent dated March 26, 1980, acting on Alt. Applic. #1347/1979, reads:

"1. Proposed residence building (U.G. 2) located in M1-6 district is contrary to Section 42-00 Z.R. (Note: There are no bulk or parking regulations for this occupancy.)"

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Harry M. Carroll, P.E. and Commissioner Stanley M. Wolf, R.A.; and

WHEREAS, Community Board #5M has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an M1-6 district, in an existing 12-story building, the conversion of all floors above the first floor from lofts, offices and showrooms into a multiple dwelling *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked "Received April 7, 1980", 14 sheets, and "September 26, 1980", 4 sheets; and *on further condition* that a smoke detector with a self-contained alarm be installed in each apartment; that the existing sprinkler system be permanently retained and properly maintained; that a manual fire alarm station, connected to an alarm that can be heard throughout the building, be installed on each floor; that 25 percent of the roof area be allocated as tenant recreational space; that the second floor be occupied as joint living/working quarters; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

Adjourned: 12:32 P.M.

ALAN D. GERSHUNY, *Executive Director*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 30, 1980,
2 P.M.

Present: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf.

179-39-SM

APPLICANT—Anti Hydro Company, Incorporated, owner.

SUBJECT—Change of owner-manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta, and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

179-39-SM—Amendment to resolution so as to show a change of owner-manufacturer.

Anti Hydro Company, Incorporated, Newark, New Jersey, requests that the resolution adopted May 18, 1943 under Calendar Number 179-39-SM, be reopened and amended so as to show a change of owner-manufacturer.

PROPOSED USE: Integral waterproofing compound.

DESCRIPTION: The change of owner-manufacturer is from Anti Hydro Waterproofing Company to Anti Hydro Company, Incorporated.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 18, 1943 under Cal-

MINUTES

endar Number 179-39-SM be reopened and amended so as to show a change of owner-manufacturer; new owner-manufacturer being Anti Hydro Company, Incorporated on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 179-39-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

440-39-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Additional roof covering material.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta, and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
440-39-SM: Amendment to resolution to include additional roof covering material.

The Flintkote Company, Irving, Texas, requested that the resolution adopted May 5, 1939 and amended through May 13, 1980 under Calendar Number 440-39-SM be reopened and amended to include an additional roof covering material.

PROPOSED USE: Roof covering material (component of Class A, B, or C assemblies).

DESCRIPTION: The additional roof covering material, Flintglas Cap Sheet, is used as a component of rated roof covering assemblies. It is sheet roofing consisting of a fiberglass mat uniformly coated on both sides with an asphaltic compound. The weight of the mat is not less than 1.8 pounds per 100 square feet. The sheet is surfaced with conventional mineral granules on the weather side and fine mineral matter on the back side.

INSPECTION AND TEST: The roof covering material has been tested and approved by Underwriters' Laboratories (File R1190).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted May 5, 1939 and amended through May 13, 1980 under Calendar Number 440-39-SM be reopened and amended to include an additional roof covering material, Flintkote Flintglas Cap Sheet, as a component of a rated roof covering assembly, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 440-39-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

786-64-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Revocation of Auratone Firecode Incombustible Acoustical Tile and Lay in Ceiling Board—2 hour fire rated—request of applicant.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on October 6, 1964
and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this material is no longer being used.

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

461-66-SA

APPLICANT—American District Telegraph Company, owner.

SUBJECT—Revocation of smoke detector—Model 3504-A—request of applicant.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on April 4, 1967
and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this appliance is no longer being manufactured.

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

462-66-SA

APPLICANT—American District Telegraph Company, owner.

SUBJECT—Revocation of smoke detector Model 3504-135.-190—request of applicant.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Approval revoked.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the original approval was granted to the applicant on April 4, 1967
and

WHEREAS, the applicant for the product has replied to a questionnaire from the Board, indicating that this appliance is no longer being manufactured.

Resolved, that the Board does hereby determine that the basis for the approval no longer exists and does therefore revoke the resolution above cited and all subsequent amendments thereof.

160-74-SM

APPLICANT—W. R. Grace and Company, Zonolite Construction Products Division, owner.

SUBJECT—Revisions of fire rated roof/ceiling assemblies.

APPEARANCES—

For Applicant: John C. Offinger.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta, and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
160-74-SM—Amendment to resolution to include revisions of fire rated roof/ceiling assemblies.

W. R. Grace and Company, Zonolite Construction Products Division, Cambridge, Massachusetts, requested that the resolution adopted November 6, 1974 and amended through December 11, 1979 under Calendar Number 160-74-SM be reopened and amended to include revisions of fire rated roof/ceiling assemblies.

PROPOSED USE: Fire rated roof/ceiling assemblies.

DESCRIPTION: The fire rated roof/ceiling assemblies are specified by Underwriters' Laboratories Design Nos. P701 and P919. The ratings and parameters of the assemblies affected by the revisions are as follow:

U. L. Design No. P701—The assembly has a 1 hour restrained and unrestrained assembly rating with a 2 hour unrestrained beam with a 1½" thickness on the beam, with 1⅝" and 1¼" thicknesses on the deck of cementitious mixture MK-5, depending upon the thickness of rigid mineral and fiber boards on top. The revision is a reduction of the MK-5 on the beam for a 1 hour unrestrained beam rating to 1⅛", without changing the fire-proofing thickness on the deck.

U. L. Design No. P919—The assembly has a 1½ hour restrained assembly rating with beams minimum size W6 x 16 or Type 12J4 minimum size steel joists spaced 8' 0" on center. It has a 1½ hour unrestrained assembly rating for clear spans of 7' 8" on center and a 1½ hour unrestrained beam rating with a 1⅜" thickness of cementitious mixture MK-5 on the beam. The revision is a reduction in thickness of MK-5 to 1¼" for the 1½ hour unrestrained beam rating. The thickness of the beam for a 1 hour unrestrained beam rating is reduced to 1" of MK-5 with a reduction to 1 hour rating for both the restrained and unrestrained assemblies.

INSPECTION AND TEST: The revisions described above have been approved by Underwriters' Laboratories (File R4339) on the basis of tests and engineering studies.

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 6, 1974 and amended through December 11, 1979 under Calendar Number 160-74-SM be reopened and amended to include revisions of fire rated roof/ceiling assemblies, U. L. Design Nos. P701 and P919, as described above, on condition that all uses, locations, and installations shall comply with all other applicable requirements of the Building Code of the City of New York and the original resolution and previous amendments adopted under this Calendar Number; and on further condition that the thickness of the fireproofing shall be subject to the controlled inspection procedure as defined by the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 160-74-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

MINUTES

389-75-SM

APPLICANT—Marco Manufacturing, Incorporated, owner.
SUBJECT—Additional fireplaces.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta, and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
389-75-SM—Amendment to resolution to include additional fireplaces.

Marco Manufacturing, Incorporated, Lynwood, California, requested that the resolution adopted November 5, 1975 and amended November 14, 1978 under Calendar Number 389-75-SM be reopened and amended to include additional fireplaces.

PROPOSED USE: Factory built fireplaces.

DESCRIPTION: The additional fireplaces are Models DF-36C, DF-41, and DF-40. They are similar to previously approved Models DF-36B and DF-46, with the exception of outside air ducts, glass doors, and blower fans. This equipment is standard for Model DF-40 and is available for Models DF-36C and DF-41. In addition, this equipment is available for previously approved Models DF-46, DF-42R, and DF-42L (with the exception of glass doors for Models DF-42R and DF-42L).

The model designations of this equipment are as follow:

BFD-36 (Glass door for DF 36 B&C) BFD-41 (Glass door for DF 41) BFD-46 (Glass door for DF 46) FK-36 (Fan Kit for DF 36) FK-41/46 (Fan Kit for DF 41 and DF 46) MAK 36 (outside Air Kit for DF 36) MAK 46 (outside Air Kit for DF 36, DF 41, DF 46 and DF 42 R&L).

INSPECTION AND TEST: The fireplaces have been tested and approved by Underwriters' Laboratories (File MH 9245) and the International Conference of Building Officials (Report No. 2578).

RECOMMENDATIONS: The Committee on Test recommends that the resolution adopted November 5, 1975 and amended November 14, 1978 under Calendar Number 389-75-SM be reopened and amended to include additional fireplaces, Models DF-36C, DF-41, and DF-40, and the additional outside air ducts, glass doors, and blower fans listed above, on the following conditions:

1. All uses, locations and installations shall comply with the applicable requirements of the Building Code of the City of New York and the original resolution and previous amendment adopted under this Calendar Number.

2. The requirements of the General Resolution adopted by the Board on July 22, 1980, under Calendar Number 711-80-GR shall be complied with.

3. For all models available with optional outside air ducts, the outside air ducts shall be used.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 389-75-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and

packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

21-77-SA

APPLICANT—BRK Electronics, A division of Pittway Corporation, owner.

SUBJECT—Additional trade names of smoke detectors.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta, and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
21-77-SA—Amendment to resolution to include additional trade names of smoke detectors.

BRK Electronics, A division of Pittway Corporation, Aurora, Illinois, requested that the resolution adopted April 26, 1977 and amended through October 30, 1979 under Calendar Number 21-77-SA be reopened and amended to include additional trade names of smoke detectors.

PROPOSED USE: Smoke detectors.

DESCRIPTION: The previously approved smoke detectors are marketed by five other companies, with model designations as follows:

Company Name	Company Model Number	Corresponding BRK Model Number
Autocall	4261-706	751D-AC/DC
Alarm Device	627D	800
Mfg. Co.	632D	806
	648	751D-AC/DC
Douglas Randall	K-751-D	751D-AC/DC
Edwards Co.	6349B	800
	6350B	751D-AC/DC
Fire-Lite Alarms	CP751	751D-AC/DC
	CP800	800
	CP806	806
	CP812	812
	CP824	824

INSPECTION AND TEST: The detectors are under multiple listings for the companies listed above by Underwriters' Laboratories (File S1466).

RECOMMENDATIONS: The Committee on Test Recommends that the resolution adopted April 26, 1977 and amended October 30, 1979 under Calendar Number 21-77-SA be reopened and amended to include the additional trade names of smoke detectors listed above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York

MINUTES

and the original resolution and previous amendments adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 21-77-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

253-79-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta, and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

253-79-SM—Amendment to resolution so as to show an additional manufacturer.

The Flintkote Company, Dallas, Texas, requests that the resolution adopted April 3, 1979 under Calendar Number 253-79-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: Two hour rated Series IV shaftwall assemblies and area separation walls.

DESCRIPTION: The application requests that an additional manufacturer be added to their approval, namely; Georgia-Pacific Corporation, Portland, Oregon, who will manufacture the Flintkote 5/8" type "X" fire halt under Georgia-Pacific trade name; 5/8" firestop and the Flintkote 3/4" type "X" shaftliner under the Georgia-Pacific trade name; type X shaftliner.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 3, 1979 under Calendar Number 253-79-SM be reopened and amended so as to show an additional manufacturer, new manufacturer being Georgia-Pacific Corporation [Series IV shaftwall assemblies and area separation walls] as described above, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City

of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 253-79-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

62-80-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta, and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

62-80-SM—Amendment to resolution so as to show an additional manufacturer.

The Flintkote Company, Dallas, Texas, requests that the resolution adopted March 4, 1980 under Calendar Number 62-80-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: One hour rated Series IV shaftwall assemblies and area separation walls.

DESCRIPTION: The applicant requests that an additional manufacturer be added to their approval, namely; Georgia-Pacific Corporation, Portland, Oregon, who will manufacture the Flintkote 5/8" type "X" fire halt under the Georgia-Pacific trade name; 5/8" firestop and the Flintkote 3/4" type "X" shaftliner under the Georgia-Pacific trade name; type X shaftliner.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 20, 1948 and as amended through June 24, 1980 under Calendar Number 62-80-SM be reopened and amended so as to show an additional manufacturer, new manufacturer being Georgia-Pacific Corporation [Series IV shaftwall assemblies and area separation walls] as described above, on condition that all uses, locations and installations shall comply with the appli-

MINUTES

cable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 62-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,

For the Committee on Test,
STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

63-80-SM

APPLICANT—The Flintkote Company, owner.

SUBJECT—Additional manufacturer.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application Reopened and Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta, and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

63-80-SM—Amendment to resolution so as to show an additional manufacturer.

The Flintkote Company, Dallas, Texas, requests that the resolution adopted March 4, 1980 under Calendar Number 63-80-SM be reopened and amended so as to show an additional manufacturer.

PROPOSED USE: Three hour rated Series IV shaftwall assemblies and area separation walls.

DESCRIPTION: The application requests that an additional manufacturer be added to their approval, namely; Georgia-Pacific Corporation, Portland, Oregon, who will manufacture the Flintkote $\frac{5}{8}$ " type "X" fire halt under Georgia-Pacific trade name; $\frac{5}{8}$ " firestop and the Flintkote $\frac{3}{4}$ " type "X" shaftliner under the Georgia-Pacific trade name; type X shaftliner.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 4, 1980 under Calendar Number 63-80-SM be reopened and amended so as to show an additional manufacturer, new manufacturer being Georgia-Pacific Corporation [Series IV shaftwall assemblies and area separation walls] as described above, on condition that all use, locations, and installations shall comply with the

applicable requirements of the Building Code of the City of New York and the original resolution adopted under this Calendar Number.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 63-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the above cited *resolution* in accordance with the above report.

803-80-SA

APPLICANT—Labmark, Incorporated, for Dayton-Walther Corporation, Owner Marvel Division.

SUBJECT—Application July 10, 1980—Marvel 13 Cu. Ft. Explosion Proof Refrigerator, model nos. 45-13000-102-000-11500.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

803-80-SA—Labmark, Incorporated, Ringwood, New Jersey for Marvel Division, Dayton-Walther Corporation, Richmond, Indiana, filed for approval of the Marvel Model 45-13000-102-000-11500 Explosion Proof Refrigerator under the provisions of Section C26-107.2 of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

PROPOSED USE: Explosion-proof refrigerator.

DESCRIPTION: The explosion-proof refrigerator is used in hazardous locations. It has a capacity of 13 cubic feet, which includes a 1.89 cubic foot freezer compartment. The electrical motor and components are spark-proof. There are no inside lights or switches. Its components include polyurethane insulation, one-piece molded ABS plastic interiors, magnetic door latch, and enamel finish.

INSPECTION AND TEST: The refrigerator has been tested and approved for use in hazardous locations by Underwriters' Laboratories (File E38011).

RECOMMENDATIONS: The Committee on Test recommends the approval of the Marvel Model 45-13000-102-000-

MINUTES

11500 Explosion-Proof Refrigerator, for use in hazardous locations, on condition that all uses, locations, and installations shall comply with the applicable requirements of the Building Code and Chapter 19 of the Administrative Code of the City of New York.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 803-80-SA".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this *appliance* in accordance with the above report.

814-80-SM

APPLICANT—W. R. Grace and Company, Zonolite Construction Products Division, owner.

SUBJECT—Fireproofing for exterior, fire rate column assemblies.

APPEARANCES—

For Applicant: John C. Ottinger.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
814-80-SM—W. R. Grace and Company, Zonolite Construction Products Division, North Brunswick, New Jersey, filed for approval of Zonolite Exterior Fireproofing (ZEF) under the provisions of Article 5 and RS 5 of the Building Code of the City of New York.

PROPOSED USE: Fireproofing for exterior, fire rated column assemblies.

DESCRIPTION: The fireproofing, known as Zonolite Exterior Fireproofing (ZEF), is used in locations that are partially or fully exposed, such as parking garages and open shaftways. The fireproofing consists of two coats. The first coat, Zonolite A, consists of lightweight aggregate, inorganic binders, and bonding agents. The second coat, Zonolite B, also known as Topcoat, consists of a cementitious mixture and acrylic latex. The specified thickness of ZEF for each assembly consists of a 1/4" layer of Topcoat, with the remainder made up of Zonolite A.

The assemblies are specified by Underwriters' Laboratories Design No. X745, X746, and X748. Design No. X745

includes a W8 X 28 minimum sized steel column, which is encased in metal lath to form a box design. Design No. X746 includes a W10 X 49 column, which is either encased in metal lath to form a box design or has metal lath wrapped around the flanges to form a contour design. Design No. 748 includes a Schedule 40, 8" diameter pipe, which is wrapped in metal lath to form a contour design. These columns are covered with ZEF, with thicknesses and corresponding fire ratings as shown below:

U.L. Design No.	Column	ZEF Thickness (inches)	Fire Rating (hours)
X745	W8 X 28	1 3/8	2
X745	W8 X 28	2 1/4	3
X745	W8 X 28	3 1/4	4
X746	W10 X 49	1 3/4	2
X746	W10 X 49	2	3
X746	W10 X 49	2 1/2	4
	(wire lath optional)		
X748	8" diameter, Schedule 40 pipe	1 3/4	2

INSPECTION AND TEST: The assemblies and their fire ratings as shown above have been tested and approved by Underwriters' Laboratories (File R4339).

RECOMMENDATIONS: The Committee on Test recommends the approval of Zonolite Exterior Fireproofing (ZEF) as a component of the exterior, fire rated column assemblies listed above, with thicknesses of fireproofing and fire ratings as shown, on the following conditions:

1. All uses, locations, and installations shall comply with the applicable requirements of the Building Code of the City of New York.

2. All assemblies shall comply with the specifications of the appropriate Underwriters' Laboratories Design No.

3. Plans submitted to the Department of Buildings shall include material which graphically describes the appropriate assembly.

4. The thickness of the fireproofing shall be subject to the controlled inspection procedure as defined by the Building Code.

The descriptive product information about this item, including brochures, catalogues, bulletins, etc., as well as all product labels, packaging, and, where possible, the item itself shall be labeled with the wording: "Approved by the New York City Board of Standards and Appeals under Calendar Number 814-80-SM".

A sworn affidavit by a responsible officer of the manufacturer familiar with the materials, processes and controls of the product manufactured, shall be filed annually with this Board, certifying that materials, processes, controls and labeling of materials, literature, catalogues, bulletins, and packaging are being maintained as were in effect at the time of this approval under this Calendar Number. Failure to notify the Board of change of ownership, change of corporate name, change of address or to submit the annual affidavit will be cause for revocation of approval.

(Sgd.) ALAN D. GERSHUNY,
Executive Director,
For the Committee on Test,

STUART LOWENTHAL,
Asst. Engr.,

THOMAS W. FARRICKER, JR.,
Asst. Arch.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this *material* in accordance with the above report.

MINUTES

127-80-A

APPLICANT—Hollowick, Incorporated, owner.

SUBJECT—Application February 8, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Hollowick Lamp Fuel" in (5) five gallon 90 Mill Plastic, container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated February 4, 1980, on Folder #122-4301 C.M., reads:

"We regret to inform you that your application to register your product 'Hollowick Lamp Fuel' a Combustible mixture with a flash point of 220°F (T.O.C.) in containers as follows: 5 gal. 90 Mill Plastic is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this type for combustible mixtures be of metal with replaceable tops or caps."

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was determined that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, dated February 4, 1980, acting on Folder #122-4301 C.M., be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the container comply with drawing filed June 24, 1980, 1 sheet; that the modification shall apply to "Hollowick Lamp Fuel" in 5 gallon container only; and *on further condition* that the label on the container be in such style and wording as is satisfactory to the Fire Commissioner; that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc., as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Calendar Number 127-80-A"; and that in all other respects, all laws, rules and regulations applicable shall be complied with.

129-80-A

APPLICANT—Alphonse J. Calvanico, for Abraham Gartenbaum, owner.

SUBJECT—Application February 13, filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed uses of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—74 Tyndale Street, south side, 100.02 feet west of Barclay Avenue, Block 6403, Lot 45, Annadale, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 18, 1980, on N.B. Applic. #2317/79, reads:

"1. Street giving access to the proposed building is not placed on the official map of the City of New York, therefore:

A. No C. of O. can be issued as per Article 3, Section 36 of the General City Law and,

B. Permit may not be issued since proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space and therefore contrary to Section C26-401.1 of the Administrative Code.

2. The proposed building represents more than one commencement within the last three years on a block which is developed with buildings on less than 75% of the lots and no public storm sewers into which discharge is feasible is located within 500 feet of the property must be conveyed for disposal off-site per Reference Standard RS-16, Section P110.2(c)(2) Administrative Building Code."

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the order and decision of the Borough Superintendent, dated January 18, 1980 acting on N.B. Applic. #2317/79, Objection Nos. 1 a and b and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; and that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (refer to Corporation Counsel opinion 108,539, dated September 9, 1977); that Objection Numbers 1 A and B is *granted* under the powers vested in the Board under Section 36 of the General City Law; *on further condition* that the building shall substantially conform to drawings marked "Received February 13, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

132-80-A

APPLICANT—Jerome L. Grushkin for 628 Land Associates, owner.

SUBJECT—Application February 13, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—241 Woodrow Road, west side, 2171.99 feet north of Sherril Avenue, Block 5720, Lot 42, Woodrow, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1980, on N.B. Applic. #1580/79, reads:

"1. The proposed use of drywells for 100% disposal of storm water when no public storm sewer into which discharge is feasible is located within 500 feet of the property is contrary to Section P110.2(c), RS-16 of the Administrative Code."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P. E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 13, 1980 acting on N.B. Applic. #1580/79, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the volume of the dry wells be of sufficient capacity to contain 2 inches of water over the roof and paved areas and 1 inch of water over the remainder of the lot same to be verified by the Department of Buildings; that the volume of voids of selected gravel carefully placed under and to the sides of the dry wells may be used to satisfy the required retained volume as long as it represents not more than 25 percent of the volume required, a minimum of 75 percent of volume to be within the dry wells; that when a storm sewer is constructed in the street fronting this site, the structure then will connect to such sewer; that the dry wells will be maintained in a properly operating manner; that the dry wells are to be located so as to allow on-site runoff to occur as close as possible to the natural flow permitting the least disruption of trees and natural features; that the requirements of Local Law #7/1974 are also waived as to storm water falling on the street on which this building fronts (Refer to Corporation Counsel opinion 108,539, dated September 9, 1977); and *on further condition* that the building shall substantially conform to drawings marked "Received February 13, 1980", 2 sheets; and that all laws, rules and regulations shall be complied with.

167-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Lincoln Street, north side, 60.21 feet east of LaGuardia Avenue, Block 696, Lot 332, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 22, 1980, on N.B. Applic. #794/77, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No certificate of occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C28-401.1 (Building Code)."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E.

and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 22, 1980, acting on N. B. Applic. #794/77, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that the building shall substantially comply with drawings, marked "Received February 26, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

168-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—94 Lincoln Street, south side, 120 feet east of LaGuardia Avenue, Block 696, Lot 271, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 22, 1980, on N.B. Applic. #1941/79, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No certificate of occupancy can be issued as per Article 3, Sec. 36 of the General City Law.

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C28-401.1 (Building Code)."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 22, 1980, acting on N. B. Applic. #1941/79, Objections Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that the building shall substantially comply with drawings, marked "Received February 26, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

169-80-A

APPLICANT—Jerome L. Grushkin for Royal Hill Homes, Incorporated, owner.

SUBJECT—Application February 26, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street.

PREMISES AFFECTED—87 Croak Avenue, north side, 60 feet east of LaGuardia Avenue, Block 696, Lot 258, Todt Hill, Borough of Staten Island.

APPEARANCES—

For Applicant: Jerome L. Grushkin.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 22, 1980, on N.B. Applic. #799/77, reads:

"1. The street giving access to the proposed building is not duly placed on the official map therefore:

a. No certificate of occupancy can be issued as per Article 3, Sec. 36 of the General City Law

b. Proposed construction does not have at least 8% of the total perimeter of the building fronting directly upon a legally mapped street or frontage space contrary to Sec. C28-401.1 (Building Code)."

and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner John J. Walsh, P.E. and Commissioner John B. Cincotta which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 22, 1980, acting on N. B. Applic. #799/77, Objection Nos. 1 a and b, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the sidewalk, curb, curb cut and pavement to the middle of the street be in accordance with the standards of the Department of Highways; that the building shall substantially comply with drawings, marked "Received February 26, 1980", 1 sheet; and that all laws, rules and regulations shall be complied with.

170-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of flammable mixture known as "Fuel Tank" in (12) twelve ounce can with Continental ALDO can closed top, container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 18, 1980, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Fuel Tank' a Flammable mixture with a flash point below 75°F (TOC) in containers as follows: 12 oz. can with Continental Aldo End Closed Top is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-59.0.c of the N.Y.C. Administrative Code requires that containers of this size for flammable mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was decided that the appeal should be granted under certain conditions;

Resolved, that the decision of the Fire Commissioner dated January 18, 1980; acting on Folder Number 122-Pending be and it hereby is *modified* and the appeal be and it hereby is *granted on the condition* that the container be used for pro-

fessional use only; that the container substantially comply with drawings filed "February 15, 1980", 1 sheet; that the modification shall apply to "Fuel Tank" in 12 Ounce Container only; and that the label have prominently displayed instructions that the entire contents are to be emptied upon initial opening and that the label be in such style as is satisfactory to the Fire Commissioner, that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc.; as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 170-80-A", and that in all other respects all applicable laws, rules and regulations shall be complied with.

171-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of combustible mixture known as "Tune Up" composite in (12) twelve ounce can with Owens-Illinois ALDO End Closed Top. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 18, 1980, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Tune Up' a Combustible mixture with a flash point of 175°F (TOC) in containers as follows: Composite 12 oz. can with Owens-Illinois Aldo End Closed Top is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this size for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was decided that the appeal should be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated January 18, 1980; acting on Folder Number 122-Pending, be and it hereby is *modified* and the appeal be and it hereby is *granted on the condition* that the container be used for professional use only; that the container substantially comply with drawing filed "February 15, 1980", 1 sheet; that the modification shall apply to "Tune Up" in 12 Ounce Container only; and that the label have prominently displayed instructions that the entire contents are to be emptied upon initial opening and that the label be in such style as is satisfactory to the Fire Commissioner, that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc.; as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 171-80-A", and that in all other respects all applicable laws, rules and regulations shall be complied with.

172-80-A

APPLICANT—Petro Chemical Products, Incorporated, owner.

MINUTES

SUBJECT—Application February 15, 1980—appeal from a decision of the Fire Commissioner, re- packaging of Combustible mixture known as "Fire Power Gas Treatment" in (12) twelve ounce can with Owen-Illinois ALDO End Closed Top. Container not in compliance with regulations of the Administrative Code of New York City.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 18, 1980, on Folder #122-Pending, reads:

"We regret to inform you that your application to register your product 'Fire Power Gas Treatment' a Combustible mixture with a flash point of 150°F (TOC) in containers as follows: Composite 12 oz. can with Owens-Illinois Aldo End Closed Top is *disapproved*. Such containers are not in compliance with our regulations to wit: Sec. C19-62.0.b of the N.Y.C. Administrative Code requires that containers of this size for combustible mixtures be of metal with replaceable tops or caps."

and

WHEREAS, the drawing and sample of the container were reviewed by the Board, and it was decided that the appeal should be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated January 18, 1980; acting on Folder Number 122-Pending, be and it hereby is *modified* and the appeal be and it hereby is *granted on the condition* that the container be used for professional use only; that the container substantially comply with drawing filed "February 15, 1980", 1 sheet; that the modification shall apply to "Fire Power Gas Treatment" in 12 Ounce Container only; and that the label have prominently displayed instructions that the entire contents are to be emptied upon initial opening and that the label be in such style as is satisfactory to the Fire Commissioner, that any descriptive product information about this item, including brochures, catalogues, and bulletins, etc.; as well as all product labels, packaging, and where possible, the item itself, shall include the wording "Approved by the New York City Board of Standards and Appeals under Cal. No. 172-80-A", and that in all other respects all applicable laws, rules and regulations shall be complied with.

643-80-A

APPLICANT—Ruth Peres for Kapsin and Dallis Realty Corporation, owner.

SUBJECT—Application May 19, 1980—appeal from a decision of the Borough Superintendent, re- proposed conversion to Self Service Gas Station is contrary to Section C19-73-0-B-2 of the Administrative Code.

PREMISES AFFECTED—2317/27 Ralph Avenue, southeast corner of Avenue M, Block 8364, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ruth Peres.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta,
Commissioner Carroll, Commissioner Walsh,
Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 13, 1980, on Alt. Applic. #467/80, reads:

"2. Proposed use of premises for self-service gasoline sales is contrary to C19-73-0-b-2 of the Administrative Code, City of N. Y."

and

WHEREAS, a letter of the Borough Superintendent, dated May 13, 1980 reads: "Proposed use of premises for self-service gasoline sales is contrary to C19-73-0-b-2 of the Administrative Code, City of New York"; and

WHEREAS, a site evaluation was made by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E. which recommended that the Appeal be granted under certain conditions; and

WHEREAS, Section C19-73.0.b2 of the Fire Prevention Code permits the use and installation of self-service devices in gasoline service stations provided that such devices are operated by persons holding a Certificate of Fitness for the dispensing of gasoline or diesel fuel for motor fuel; and

WHEREAS, the filed plans indicate the control booth is located so that the dispensing areas are, at all times, in full view of the person operating the fuel dispensing devices, consoles, and safety controls, and this person must hold a Certificate of Fitness.

Resolved, that the decision of the Borough Superintendent dated May 13, 1980 be and it hereby is *modified* and that the application be and it hereby is *granted on condition* (1) that a trained attendant who possesses a Certificate of Fitness, as above described, shall be on duty at all times when the station is open for business; (2) that it shall be the attendant's duty to require the engine of any vehicle be shut off before the start of the fuel operation, and to prohibit smoking within the immediate area of the fuel operation; (3) that it shall be the attendant's duty to prevent the dispensing of fuel into portable containers; (4) that signs reading "No Smoking", "Stop Your Engine", "It Is Unlawful to Dispense Gasoline Into Portable Containers" and "The Dispensing of Gasoline Shall be by a Person Holding a Valid Drivers License or a Person 18 years of age or older" shall be conspicuously posted in clear view of the customer at the dispensing island; (5) that portable fire extinguishers, acceptable to the Fire Commissioner, be located as indicated on filed plans; (6) that all dispensing devices and fire suppression systems be approved by the Board of Standards and Appeals; (7) that the suppression system be arranged in a manner so as to cover an area around each pump encompassed by a circle having a radius equal to the maximum extendable length of the hose and nozzle of said pump; (8) that the installation and use of coin-operated dispensing devices for fuel be prohibited; (9) that there shall be constant contact between the attendant in the control booth and the dispensing island by means of a voice intercommunication system which shall be maintained in a proper operating condition at all times; (10) that all controls, devices, fire suppression systems and fire fighting equipment be maintained in good operating order at all times; (11) that a maintenance log shall be kept on the premises as per direction of the Fire Commissioner; (12) that all dispensing nozzles are the automatic closing type without hold open latches; (13) that a list of emergency procedures and instructions be conspicuously posted in the immediate vicinity of the attendant's principal control location, said instructions shall be at the direction of the Fire Commissioner; (14) that the dispensing areas shall, at all times, be well lit for complete visual control; (15) that the permit to operate this station shall be for a term of five (5) years from the date of this approval; (16) that all of the conditions set forth in this resolution shall be conspicuously posted in the attendant's booth; (17) that full sidewalks be provided along the East 65th Street frontage; (18) that screening along East 65th Street comply with Section 25-66 (b) of the Zoning Resolution of the City of New York, such screening shall be maintained in good condition at all times; (19) that flood lights be directed down and away from adjoining residential properties; (20) that trees be

MINUTES

planted along the East 65th Street frontage in accordance with Department of Parks regulations; (21) that automobile repairs be limited to lubrication and minor repairs made with hand tools; (22) that parking of vehicles will be limited to those vehicles awaiting repairs; (23) that car washing will be limited to non-automatic washing; (24) that the service station be operated so as to minimize traffic congestion; that full details relating to the building, equipment, devices and controls as well as details relating to the conditions enumerated above shall be submitted to the Board before a permit is issued.

828-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—217 Hett Avenue, west side, 100 feet south of Ebbits Street, Block 4074, Lot 148, New Dorp, Borough of Staten Island.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Decision deferred and laid over to October 21, 1980, at 2 P.M., hearing closed.

829-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—223 Hett Avenue, west side, 140 feet south of Ebbitts Street, Block 4070, Lot 150, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to October 21, 1980, at 2 P.M., hearing closed.

895-79-A

APPLICANT—Frank A. Vaccaro for Marcy Estates, Incorporated, owner.

SUBJECT—Application July 24, 1979—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—291 Roma Avenue, southwest corner of Navesink Place, Block 4074, Lot 20, New Dorp, Borough of Staten Island.

ACTION OF BOARD—Decision deferred and laid over to October 21, 1980, at 2 P.M., hearing closed.

157-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as Mercedes-Benz Anti-freeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

APPEARANCES—

For Applicant: William J. Howard.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

158-80-A

APPLICANT—Calvin R. Rueping for Jefferson Chemical Company, owner.

SUBJECT—Application February 25, 1980—appeal from a decision of the Fire Commissioner re- packaging of combustible mixture known as Autobahn Antifreeze and Summer Coolant in 1 gallon plastic rectangular with plastic childproof with aluminum foil seal. Containers not in accordance with the Administrative Code of the City of New York.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

455-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—79 Madsen Avenue, east side, 769.50 feet north of Richmond Valley Road, Block 7572, Lot 101, Charleston, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

456-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—83 Madsen Avenue, east side, 809.50 feet north of Richmond Valley Road, Block 7572, Lot 103, Charleston, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

457-80-A

APPLICANT—A. J. Calvanico for Sven Haynberg, owner.

SUBJECT—Application April 3, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—87 Madsen Avenue, east side, 849.50 feet north of Richmond Valley Road, Block 7572, Lot 105, Charleston, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

MINUTES

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

480-80-A

APPLICANT—Alphonse J. Calvanico for ITRD Associates, owner.

SUBJECT—Application April 2, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—305 Woodvale Avenue, north side, 919.13 feet west of Hylan Boulevard, Block 6744, Lot 48, Princes Bay, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

481-80-A

APPLICANT—Alphonse J. Calvanico for Ernest Scaglione, owner.

SUBJECT—Application April 2, 1980—filed pursuant to Section 36, Article 3 of the General City Law, re- proposed building not fronting on a legally mapped street. Proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—61 Pearson Street, north side, 150.15 feet east of Watson Avenue, Block 2633, Lot 11, Travis, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

482-80-A

APPLICANT—A. J. Calvanico for Peter Ciaravino, owner.

SUBJECT—Application April 2, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—547 Rensselaer Avenue, north side, 220 feet east of Nippon Avenue, Block 6315, Lot 62, Huguenot, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

612-80-A

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application May 1, 1980—appeal from a decision of the Fire Commissioner, re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—522-540 East 74th Street, south side of F. D. Roosevelt Drive, Block 1485, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard J. Fiedler.

For Administration: Lt. R. J. Ellis, Fire Dept.

ACTION OF BOARD—Decision deferred and laid over to October 7, 1980, at 2 P.M.; hearing closed.

613-80-A

APPLICANT—Iffland Kavanagh Waterbury for Department of Sanitation, City of New York, owner.

SUBJECT—Application April 30, 1980—appeal from a decision of the Fire Commissioner, re- installation of tanks for storage of motor fuels.

PREMISES AFFECTED—644-652 West 57th Street, east side of 12th Avenue, Block 1104, Lot 1, Borough of Manhattan.

ACTION OF BOARD—Decision deferred and laid over to October 7, 1980, at 2 P.M.; hearing closed.

716-80-A

APPLICANT—A. J. Calvanico, P.E., for Sven Haynberg, owner.

SUBJECT—Application June 16, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—127 Madsen Avenue, east side, 1274.18 feet north of Richmond Valley Road, Block 7572, Lot 126, Charleston, Borough of Staten Island.

APPEARANCES—

For Applicant: David C. Winters.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

717-80-A

APPLICANT—A. J. Calvanico, P.E., for Sven Haynberg, owner.

SUBJECT—Application June 16, 1980—appeal from a decision of the Borough Superintendent, re- proposed use of drywells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—131 Madsen Avenue, east side, 1314.18 feet north of Richmond Valley Road, Block 7572, Lot 128, Charleston, Borough of Staten Island.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6
Negative: 0

ACTION OF BOARD—Laid over to October 7, 1980, at 2 P.M., for decision; hearing closed.

Adjourned: 3:05 P.M.

ALAN D. GERSHUNY, *Executive Director*

CORRECTION

CORRECTION*

The resolution adopted February 19, 1980 under Calendar Number 160-79-BZ and printed in Volume LXV, Bulletin No. 9, is hereby corrected to read as follows:

160-79-BZ

APPLICANT—Edwin Storch for Fred Del Rosario, owner.

SUBJECT—Application February 15, 1979—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop.

PREMISES AFFECTED—108-63/69 Roosevelt Avenue, north side, 100 feet west of 111th Street, Block 1780, Lots 52, 54 and 56, Corona, Borough of Queens. Community Board #3Q.

APPEARANCES—

For Applicant: Edwin Storch.

For Opposition: None.

RECOMMENDATION OF THE COMMUNITY

BOARD—Favorable to the application.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 4, 1979, after due notice by publication in the Bulletin; laid over to January 8, 1980; then to January 22, 1980; then to February 5, 1980; then to February 19, 1980; and

WHEREAS, the decision of the Borough Superintendent, dated January 30, 1979, acting on Alt. Applic. #170/1979, reads:

“1. Proposed Use Group 16 (auto sales) in a R6 zone is contrary to Section 21-00 of the Z.R.

2. Proposed change in use of a printing plant (U.G. 9) to auto sales and auto repairs (U.G. 16) is contrary to Section 52-34 of the Z.R.

3. Proposed enlargement of a non-conforming use is contrary to Section 52-41 of the Z.R.”

and

WHEREAS, the premises and surrounding area had a site and neighborhood evaluation by a committee of the Board consisting of Commissioner Philip P. Agusta, R.A. and Commissioner Harry M. Carroll, P.E.; and

WHEREAS, Community Board #3Q has recommended approval of this application; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution, and that the applicant is therefore entitled to relief on the grounds of practical difficulty and/or unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a variation in the application of the Zoning Resolution, limited to the objection cited, and that the application be and it hereby is *granted* under Section 72-21 of the Zoning Resolution, to permit in an R6 district, on a plot with two buildings, the conversion of the rear structure from a printing plant into an automobile sales and repair shop *on condition* that all work shall substantially conform to drawings as they apply to the objection, above noted, filed with this application, marked “Received February 15, 1979”, 2 sheets, “October 23, 1979”, 1 sheet, “January 29, 1980”, 1 sheet, and “February 15, 1980”, 1 sheet; and *on further condition* that no body work, painting or welding be performed on the premises; that repairs be limited to the hours of 8:00 A.M. to 6:00 P.M. six days per week, no Sundays; that sales be limited to the hours of 8:00 A.M. to 10:00 P.M. six days per week, no Sundays; that any signs comply with the sign regulations of a C1 district; that the rear lot line wall be of brick veneer or light stucco; that full sidewalks are to be installed; that the frame dwelling on the premises be used only for conforming uses; that this variance shall be for a term of 10 years; and that all laws, rules and regulations applicable be complied with, and that substantial construction be completed in accordance with Section 72-23 of the Zoning Resolution.

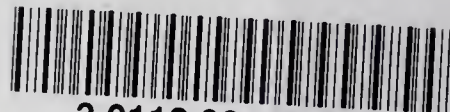
* The resolution is corrected to include objection #3 from the Borough Superintendent.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK, N. Y. 10013

UNIVERSITY OF MICHIGAN LIBRARY
Attn: Serial Dept.
Lansing, MI 48201

BULK RATE
U. S. Postage
PAID
New York, N. Y.
Permit No. 4875

UNIVERSITY OF ILLINOIS-URBANA
352.05 NEW C001 v.65:27-41(1980
Bulletin.



3 0112 087954548